

FOR SALE

# Aberdeen Crossing

E. 104th Avenue & Highway 2 | Commerce City, CO



## Overview

<b>LAND SIZE</b>	38 Acres
<b>DIVISIBLE</b>	1.13 to 38 Acres (sizes all negotiable)
<b>COUNTY</b>	Adams
<b>ZONING</b>	Retail/Commercial

### LOTS AVAILABLE

LOT #	ACRES	PURCHASE PRICE
1	1.13 Acres	\$15.00 / SF
2	1.40 Acres	\$15.00 / SF
3	1.44 Acres	\$12.00 / SF
4	1.70 Acres	\$12.00 / SF
5	1.70 Acres	<del>\$12.00 / SF</del> <b>SOLD</b>
6	1.50 Acres	\$12.00 / SF
7	32.38 Acres	Negotiable

## Description

- High traffic counts
- New commercial development for retail, automotive, medical and general office users
- Five finished pads with off-sites stubbed and rough grading complete
- West of the Reunion subdivision with over 15,000 single-family lots
- Nearby retailers: King Soopers, McDonalds, Taco Bell, 7/11, Walgreens

## Contact

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# Executive Summary

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	1 mile	3 miles	5 miles
<b>Population</b>			
2000 Population	243	2,687	35,113
2010 Population	2,555	21,831	68,086
2019 Population	3,260	27,231	84,017
2024 Population	3,614	32,859	101,610
2000-2010 Annual Rate	26.53%	23.30%	6.85%
2010-2019 Annual Rate	2.67%	2.42%	2.30%
2019-2024 Annual Rate	2.08%	3.83%	3.88%
2019 Male Population	49.8%	49.8%	50.1%
2019 Female Population	50.2%	50.2%	49.9%
2019 Median Age	31.5	31.9	33.1
<b>Households</b>			
2000 Households	90	903	11,582
2010 Households	829	6,981	22,061
2019 Total Households	1,022	8,599	27,027
2024 Total Households	1,127	10,426	32,772
2000-2010 Annual Rate	24.86%	22.69%	6.66%
2010-2019 Annual Rate	2.29%	2.28%	2.22%
2019-2024 Annual Rate	1.98%	3.93%	3.93%
2019 Average Household Size	3.19	3.17	3.10
<b>Housing Units</b>			
2019 Total Housing Units	1,050	8,637	27,346
2019 Owner Occupied Housing Units	920	7,506	23,189
2019 Renter Occupied Housing Units	102	1,093	3,838
2019 Vacant Housing Units	28	38	319
<b>Race and Ethnicity</b>			
2019 White Alone	72.9%	73.5%	74.6%
2019 Black Alone	3.8%	3.8%	2.8%
2019 American Indian/Alaska Native Alone	1.2%	1.2%	1.2%
2019 Asian Alone	4.3%	4.2%	4.1%
2019 Pacific Islander Alone	0.1%	0.1%	0.1%
2019 Hispanic Origin (Any Race)	36.4%	34.2%	34.8%
<b>Income</b>			
2019 Median Household Income	\$91,968	\$90,733	\$85,828
2019 Average Household Income	\$100,336	\$103,303	\$99,166
2019 Per Capita Income	\$30,443	\$32,631	\$31,868
<b>2019 Population 25+ by Educational Attainment</b>			
Total	1,937	16,157	51,452
High School Graduate	24.2%	22.0%	22.2%
GED/Alternative Credential	3.8%	3.5%	4.3%
Some College, No Degree	22.4%	23.4%	22.6%
Associate Degree	10.2%	9.7%	8.6%
Bachelor's Degree	20.5%	21.9%	20.9%
Graduate/Professional Degree	8.9%	10.3%	8.9%
<b>Daytime Population</b>			
2019 Total Daytime Population	2,895	21,541	56,476
Workers	1,371	8,879	16,935
Residents	1,524	12,662	39,541
<b>2019 Key Demographic Indicators (Esri)</b>			
	1 mile	3 miles	5 miles
2019 Population Density (Pop per Sq Mile) (Esri)	1,038.5	963.3	1,069.9