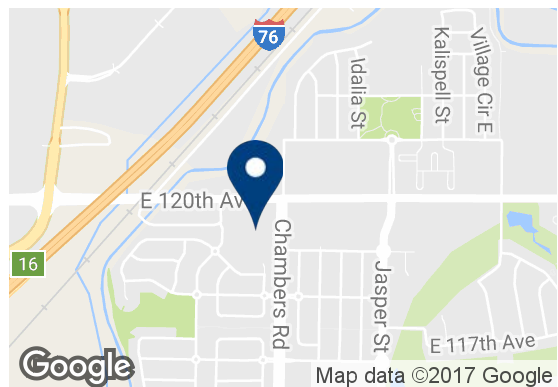


LAND FOR SALE OR LEASE
SWC 120th & Chambers
 Commerce City, CO



Overview

AVAILABLE 0.75 acres
RATE Contact Broker for Price



Description

- Land available for sale or lease at the SWC of 120th & Chambers
- 7-Eleven development is open and operating
- Strong household income and residential growth
- Opportunity for drive-thru operations

Demographics

	1 MILE	3 MILE	5 MILE
Current Population	3,815	30,490	61,768
Total Households	1,320	9,847	20,445
Average HH Income	\$132,736	\$112,127	\$101,488
Daytime Population	2,132	18,516	48,262

Year: 2019 | Source: Esri

Traffic Counts

120th Ave: w/o Chambers Rd	21,356 VPD
120th Ave: e/o Chambers Rd	14,360 VPD
Chambers Rd: s/o 120th Ave	12,325 VPD
I-76 at 120th Ave	35,158 VPD

Year: 2018, 2020 | Source: Buffalo Ridge Metropolitan District and CoStar MPSI

Contact

TONY PIERANGELI
 303.390.5257 | tony.pierangeli@srsre.com

ANDREW CLEMENS
 303.390.5230 | andrew.clemens@srsre.com

SRS REAL ESTATE PARTNERS | 1875 Lawrence Street, Suite 850 | Denver, CO 80202 | 303.572.1800

This information contained herein was obtained from sources deemed to be reliable; however SRS Real Estate Partners makes no guarantees, warranties or representations as to the completeness or accuracy thereof.

SWC 120th & Chambers

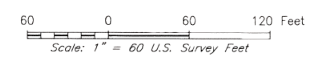
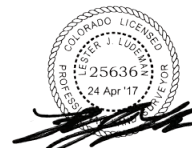
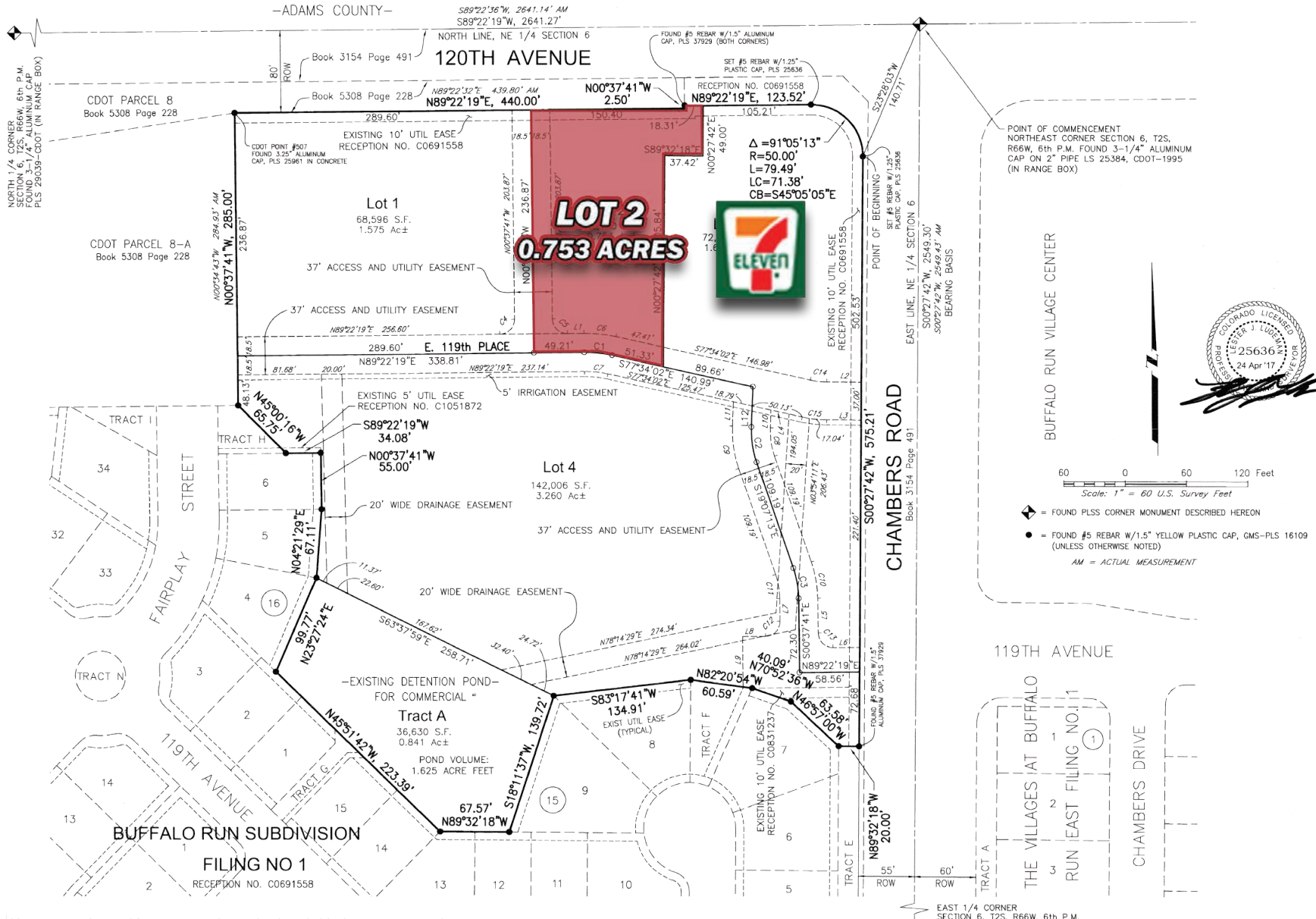
Commerce City, CO



FWS FORESIGHT WEST SURVEYING INC.
403 W. 2nd, Suite 200, CO 80002 303-424-4444 720-779-1607 Fax
Boundary Control Construction Civil and Marine Global Positioning

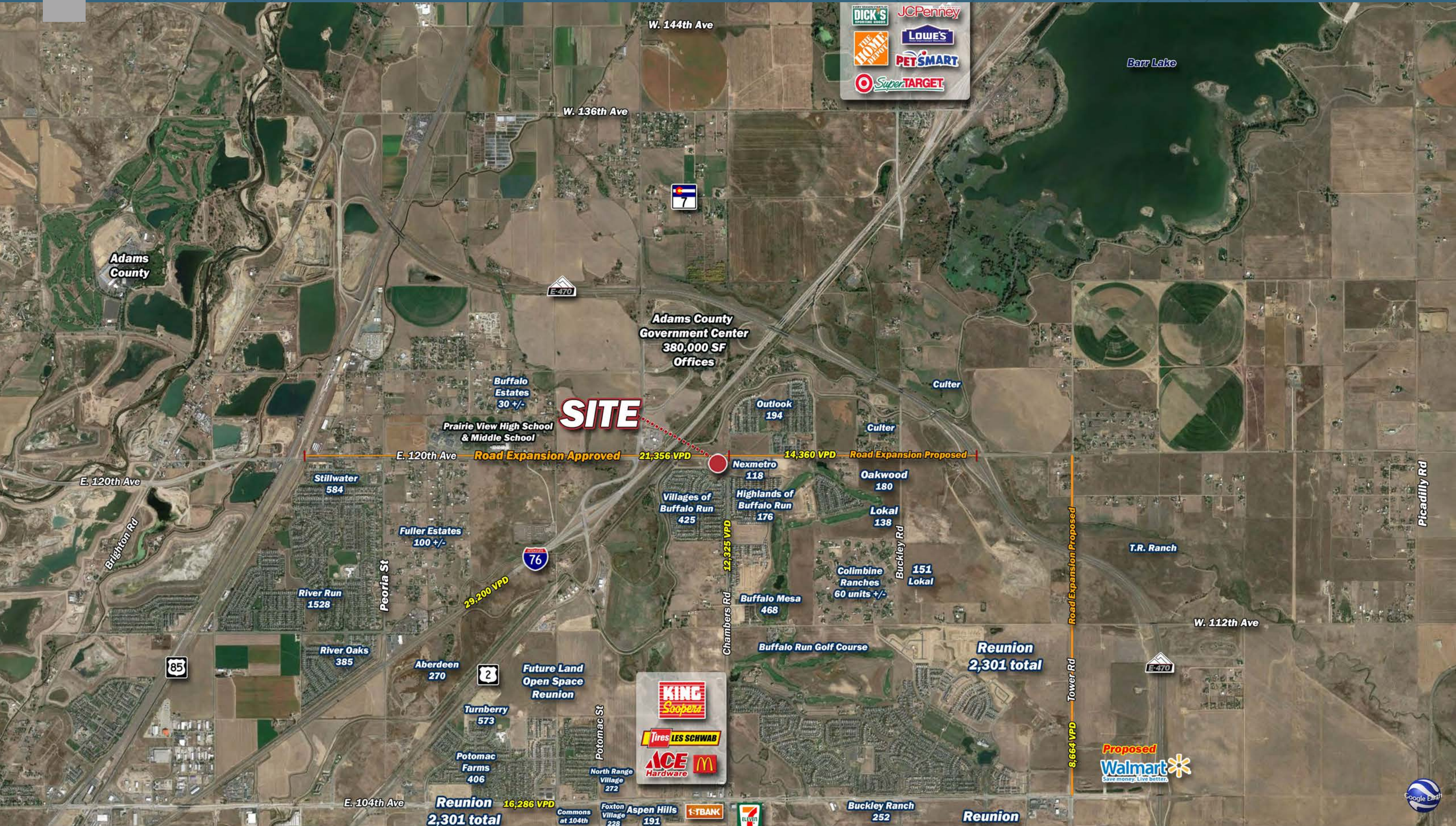
BUFFALO RUN SUBDIVISION FILING NO. 2

BEING A REPLAT OF LOT 1, BLOCK 22, BUFFALO RUN SUBDIVISION FILING NO. 1
LOCATED IN THE NORTHEAST 1/4 OF SECTION 6, TOWNSHIP 2 SOUTH, RANGE 66 WEST OF THE 6TH P.M.
CITY OF COMMERCE CITY, COUNTY OF ADAMS, STATE OF COLORADO
FINAL PLAT
SHEET 3 OF 3



◆ = FOUND PLSS CORNER MONUMENT DESCRIBED HEREON
● = FOUND #5 REBAR W/1.5" YELLOW PLASTIC CAP, GMS-PLS 16109 (UNLESS OTHERWISE NOTED)
AM = ACTUAL MEASUREMENT

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SITE

Reunion
2,301 total

Reunion
2,301 total

Reunion



	1 mile	3 miles	5 miles
Population			
2000 Population	576	2,765	17,920
2010 Population	2,741	22,467	47,627
2019 Population	3,815	30,490	61,768
2024 Population	4,151	44,512	78,566
2000-2010 Annual Rate	16.88%	23.31%	10.27%
2010-2019 Annual Rate	3.64%	3.36%	2.85%
2019-2024 Annual Rate	1.70%	7.86%	4.93%
2019 Male Population	50.4%	49.8%	49.3%
2019 Female Population	49.6%	50.2%	50.7%
2019 Median Age	36.0	32.8	33.5
Households			
2000 Households	201	972	6,260
2010 Households	948	7,333	15,976
2019 Total Households	1,320	9,847	20,445
2024 Total Households	1,437	14,474	25,965
2000-2010 Annual Rate	16.78%	22.39%	9.82%
2010-2019 Annual Rate	3.64%	3.24%	2.70%
2019-2024 Annual Rate	1.71%	8.01%	4.90%
2019 Average Household Size	2.89	3.10	3.02
Housing Units			
2019 Total Housing Units	1,329	9,878	20,643
2019 Owner Occupied Housing Units	1,228	8,973	16,358
2019 Renter Occupied Housing Units	92	873	4,088
2019 Vacant Housing Units	9	31	198
Race and Ethnicity			
2019 White Alone	79.7%	75.6%	75.7%
2019 Black Alone	3.2%	4.2%	2.9%
2019 American Indian/Alaska Native Alone	0.7%	1.1%	1.1%
2019 Asian Alone	5.8%	4.1%	3.2%
2019 Pacific Islander Alone	0.2%	0.1%	0.1%
2019 Hispanic Origin (Any Race)	22.2%	29.2%	34.5%
Income			
2019 Median Household Income	\$106,333	\$98,478	\$86,815
2019 Average Household Income	\$132,736	\$112,127	\$101,488
2019 Per Capita Income	\$45,787	\$35,998	\$33,596
2019 Population 25+ by Educational Attainment			
Total	2,437	18,178	37,818
High School Graduate	18.4%	20.4%	24.2%
GED/Alternative Credential	3.4%	3.5%	4.2%
Some College, No Degree	30.4%	25.0%	22.6%
Associate Degree	11.3%	9.5%	8.3%
Bachelor's Degree	19.4%	22.7%	20.5%
Graduate/Professional Degree	11.3%	11.9%	10.2%
Daytime Population			
2019 Total Daytime Population	2,132	18,516	48,267
Workers	449	4,206	18,595
Residents	1,683	14,310	29,663