

# NEIGHBORHOOD RETAIL SPACES COMING SOON

15401 E 120th Ave., Commerce City, CO 80022

## FOR LEASE



### PROPERTY DESCRIPTION

Join Gas/Convenience, Liquor store and Santiago's along this emerging high traffic corridor! Retail building under construction; looking for a 2,400 - 3,600 SF restaurant and additional 1,500 SF sales/service businesses surrounded by numerous homestarts. \$36.00/SF NNN

### PROPERTY HIGHLIGHTS

- Brand new building - generous TI package available for qualified tenant
- Excellent small store front space available
- Great for restaurant, nail salon, insurance office, tax preparation, or local neighborhood services
- Located along a busy travel corridor in emerging residential area
- Growing trade area
- 15 minute+ drive to DIA
- Near E-470 and I-76

### DEMOGRAPHICS

	1 MILE	2 MILE	3 MILE
2020 Total Population	4,697	31,497	65,777
2025 Population	5,048	34,053	70,844
2020 Total Households	1,629	10,296	21,941
HH Growth 2020-2025	7.47%	8.12%	7.70%

\* Demographics and Traffic Counts provided by CoStar

### TRAFFIC COUNT

I-76 SW of E. 120th Ave.	35,158/vpd
E. 120th Ave. E of Fairplay St.	16,312/vpd
E. 120th Ave. W of Helena St.	15,268/vpd

### TOM KAUFMAN

303.669.8118

tkaufman@antonoff.com

### CHARLES NUSBAUM

303.454.5420

cnusbaum@antonoff.com

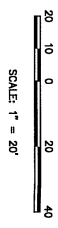
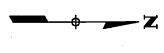
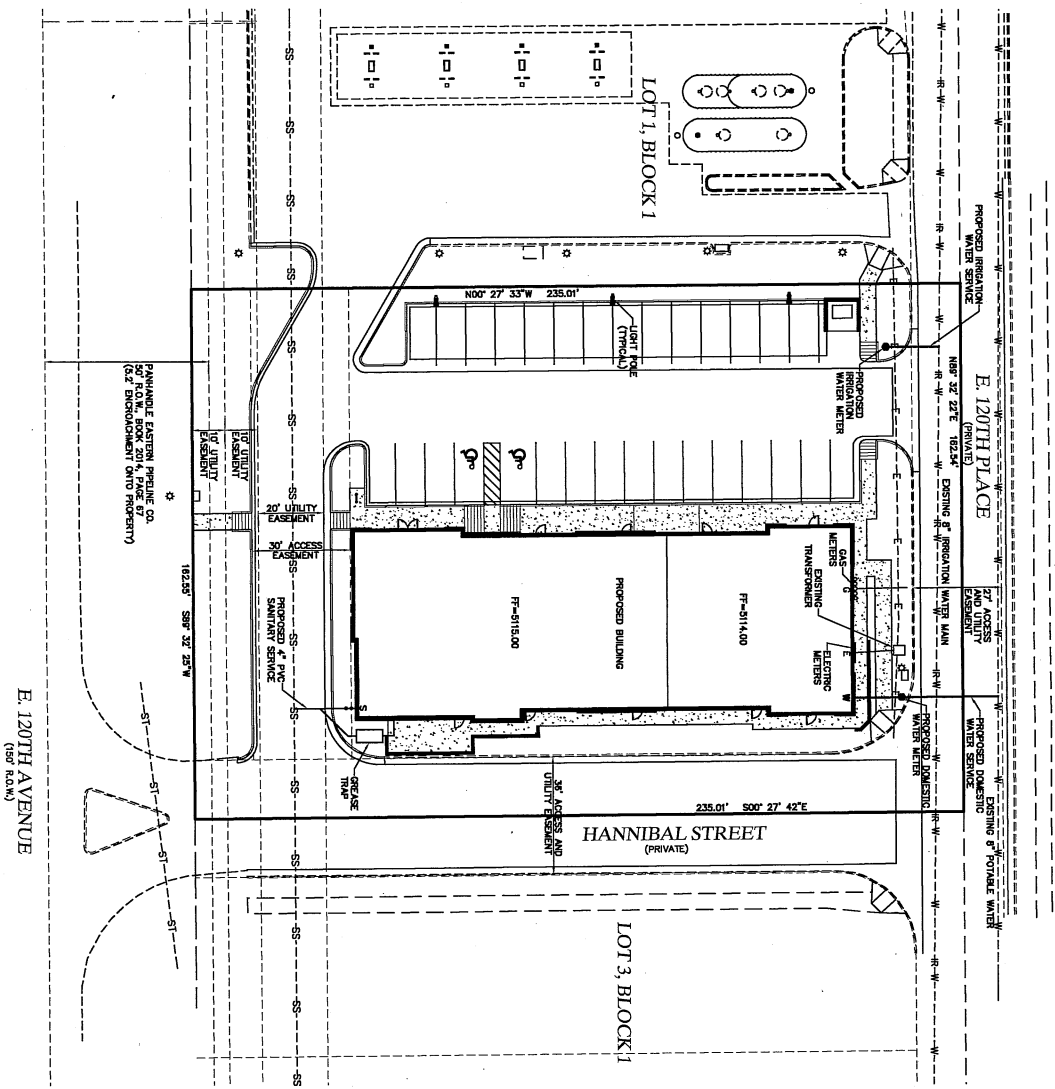
**ANTONOFF**  
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# PLANNED UNIT DEVELOPMENT PERMIT LOT 2, BLOCK 1, THE VILLAGE COMMERCIAL SUBDIVISION FILING NO. 3

LOCATED IN THE SW 1/4 SECTION 32, T1S, R66W, 6TH P.M.  
CITY OF COMMERCE CITY, ADAMS COUNTY, COLORADO  
15401 E. 120TH AVENUE  
PIN: 0156932319018

LOT 5, BLOCK 1



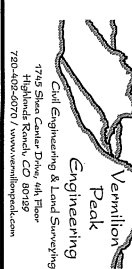
**LEGEND**

---	PROPERTY LINE
---	R.O.M. LIMITS
---	EXISTING CURB & GUTTER
---	EXISTING SANITARY SINKER
---	EXISTING WATERLINE
---	EXISTING IRRIGATION WATERLINE
---	EXISTING GAS PIPE
---	EXISTING UNDERGROUND ELECTRIC
---	EXISTING STORM SEWER
---	PROPOSED GAS PIPE
---	PROPOSED UNDERGROUND ELECTRIC
---	PROPOSED STORM SEWER
---	PROPOSED CURB & GUTTER
---	PROPOSED WATER SERVICE
---	PROPOSED SANITARY SERVICE
---	CONCRETE SIDEWALK
---	EXISTING EASEMENT
---	PROPOSED LIGHT POLE

**CITY STAFF CERTIFICATE**  
APPROVED BY THE DEPARTMENT OF COMMUNITY DEVELOPMENT OF THE CITY OF \_\_\_\_\_  
DATE: \_\_\_\_\_

DEPARTMENT OF COMMUNITY DEVELOPMENT SIGNATURE

UTILITY PLAN  
LOT 2, BLOCK 1, THE VILLAGE  
COMMERCIAL SUB. FILING NO. 3  
JOB NO. 19006  
DATE: OCTOBER 21, 2019  
SHEET 3 OF 9



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