

# 15209 E 103RD PLACE

Commerce City, CO 80022

FOR LEASE



## PROPERTY DESCRIPTION

New Retail Strip @ SW Corner of 104th & Chambers. 2,970 SF available for lease.

## PROPERTY HIGHLIGHTS

- 2,970 SF Available, divisible to 1,435 SF
- Visible from 104th Ave, Directly across from large format King Soopers Anchored shopping center
- Medical & Retail uses preferred
- Signalized intersection at 104th & Chambers
- Frontage Road access to building
- Growing trade area
- Delivery Planned February 2019
- Join Popeye's, First Choice Medical, Dion's Sit Down Pizza, Perfect Teeth, Prestige Day Care, and 1st Bank on this corner
- Anchored by established optometrist
- Building signage available

## OFFERING SUMMARY

Available SF:	2,970 SF
Lease Rate:	\$29.00 SF/yr (NNN)
Building Size:	5,940 SF

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
2018 Total Population:	9,485	29,688	36,088
2023 Population:	10,515	32,771	39,750
Pop Growth 2018-2023:	10.86%	10.38%	10.15%
Average Age:	31.70	32.70	32.90
2018 Total Households:	3,065	9,649	11,799
HH Growth 2018-2023:	10.77%	10.28%	10.00%
Median Household Inc:	\$94,958	\$97,717	\$94,766

\* Demographics and Traffic Counts provided by CoStar

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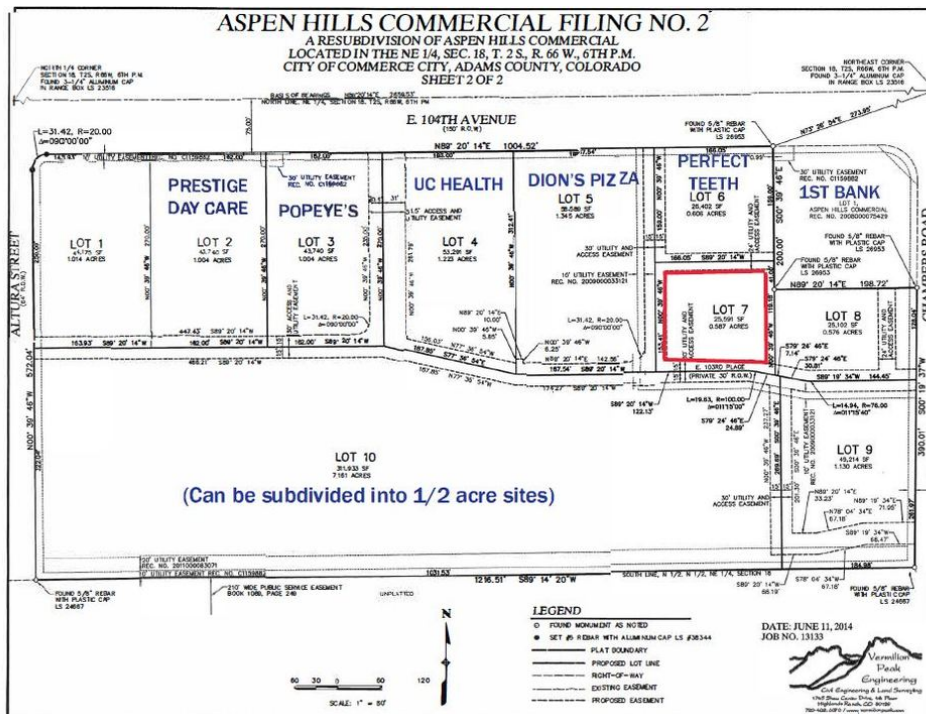
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Additional Photos

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