



01 SOUTH ELEVATION (FRONT)

FOR LEASE

PROPERTY HIGHLIGHTS

- New construction, delivery Q1 2016
- Monument signage available at hard corner
- Two spaces - 1,533 SF and 1,415 SF available
- Great visibility from Highway 2 & 104th Avenue

PROPERTY DETAILS

Address NEQ 104th Ave. & Hwy 2
Commerce City, CO

Center Type Neighborhood Retail

Project GLA 6,145 SF

AREA DEMOGRAPHICS:	1 Mile	3 Miles	5 miles
Total Pop.	3,377	26,374	35,605
Households	1,065	8,548	10,916
Median HH Income	\$84,731	\$85,967	\$82,984

Source: CoStar, 2015

DAILY TRAFFIC COUNTS:

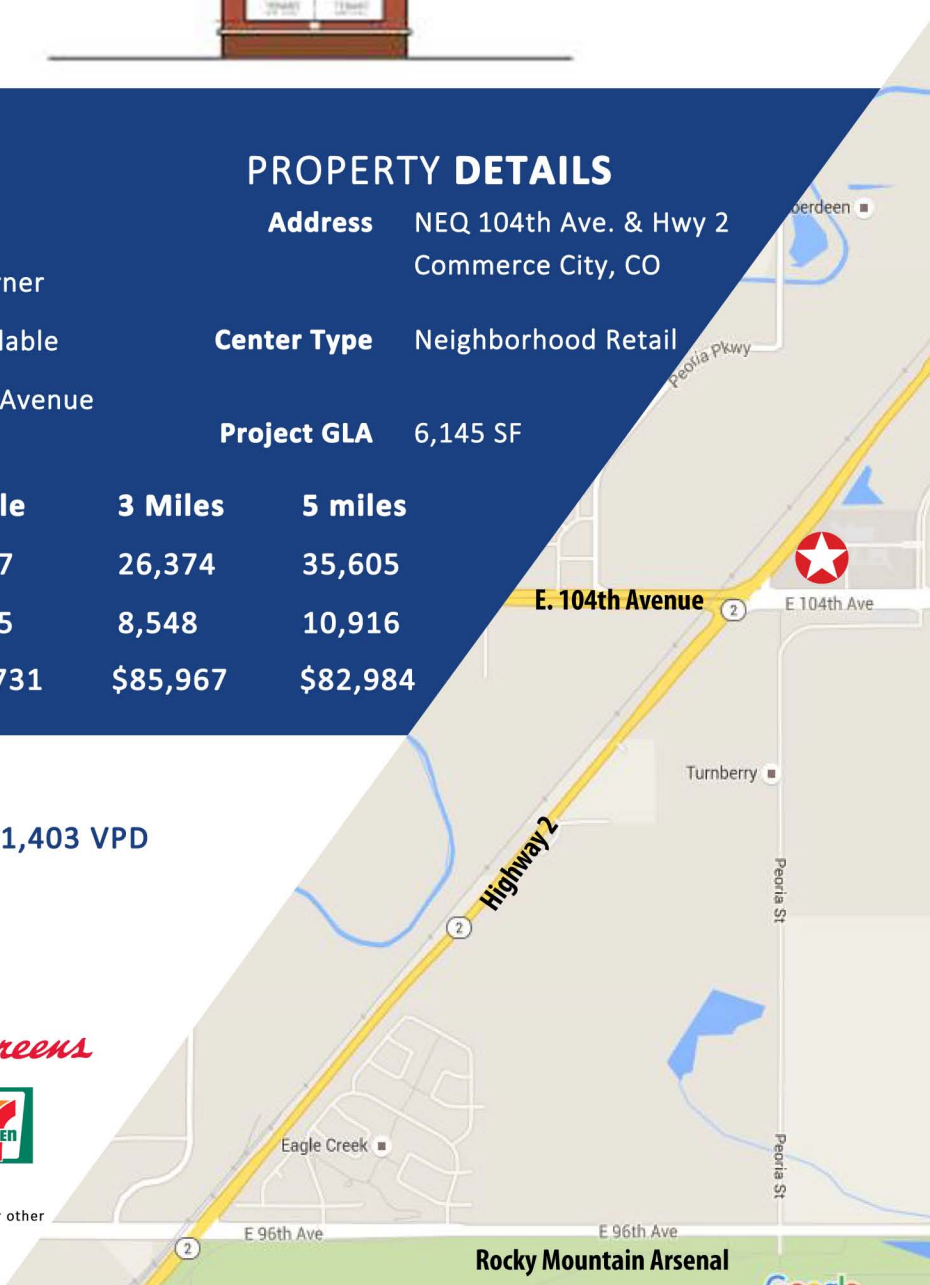
NB Highway 2 at E. 104th Avenue: 51,403 VPD

Source: Denver Regional Council of Governments, 2013

JOIN THESE AREA TENANTS:



The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase or lease.



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