

TRADE AREA DEMOGRAPHICS				TRAFFIC COUNTS	
	3 Mile	5 Mile	7 Mile	On 120th Avenue east of Buckley Rd	21,703 Cars/Day
Population	31,743	69,437	120,996	On 120th Avenue west of Buckley Rd	15,557 Cars/Day
Average HH Income	\$171,235	\$146,398	\$145,998	On Buckley Rd north of 120th Avenue	14,657 Cars/Day
Businesses	612	1,882	3,510	On E-470 north of 120th Avenue	46,505 Cars/Day
Employees	3,520	14,035	26,973	On E-470 south of 120th Avenue	47,701 Cars/Day
Source: Applied Geographic Solutions, 2024 Estimates				Source: CDOT 2024	



FOR MORE INFORMATION, PLEASE CONTACT

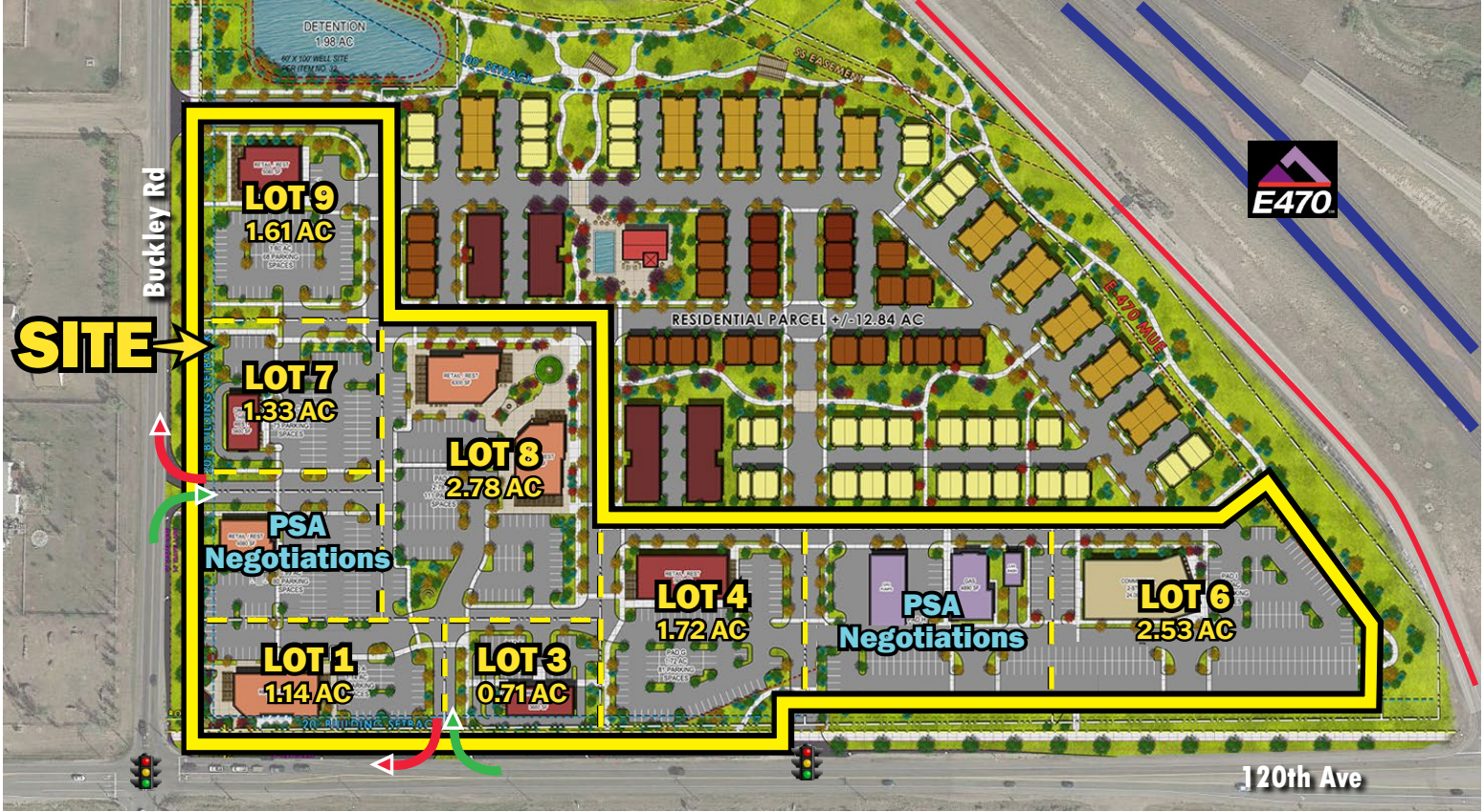
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PAD SITES AVAILABLE 120TH & BUCKLEY

NEC OF EAST 120TH AVENUE & BUCKLEY ROAD - COMMERCE CITY, CO



- High visibility pad sites available for Built-to-Suit or Ground Lease at the northeast corner of 120th Avenue and Buckley Road.
- Future High Plains Parkway to replace Tower Road as main north/south thoroughfare. Realignment will run north of 104th Ave to 120th Ave, tying into Buckley Road at 120th Avenue.
- Excellent pad sites for drive thru fast food, coffee, gas station, financial institution, office, medical/urgent care facility, child care and more!
- 21,703 CPD on 120th Ave East of Buckley Road and 14,657 CPD on Buckley Road North of 120th Avenue. 120th Avenue has an E-470 Interchange.
- Excellent opportunity in high growth, under-served trade area.

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AVAILABLE LOTS

Lot 1	1.14 Acres
Lot 2	PSA Negotiations
Lot 3	0.71 Acres
Lot 4	1.72 Acres
Lot 5	PSA Negotiations
Lot 6	2.53 Acres
Lot 7	1.33 Acres
Lot 8	2.78 Acres
Lot 9	1.61 Acres

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