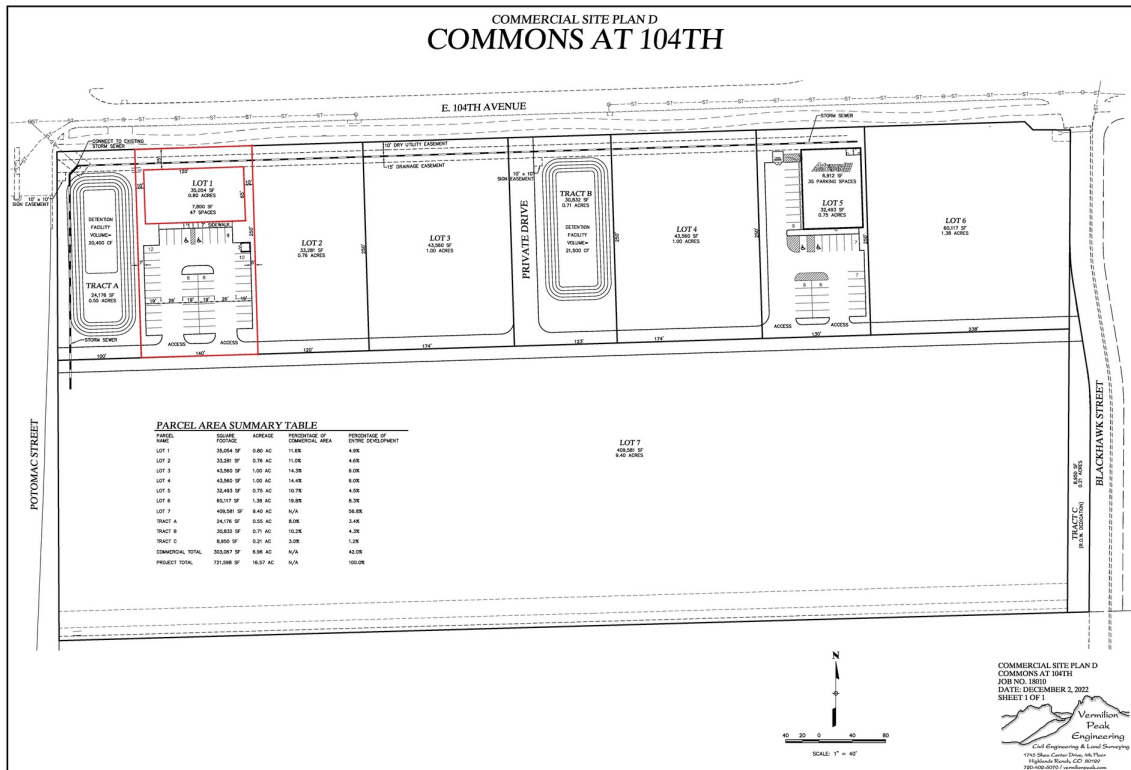


UP TO 7,800 SF AVAILABLE - NEW SPACE TO BE BUILT FOR LATE 2023/EARLY 2024 DELIVERY

E. 104th Ave. & Potomac St., Commerce City, CO 80022

FOR LEASE



PROPERTY DESCRIPTION

4 - 5 spaces available for lease in front of new apartment complex and across the street from a 3,000 home development by Oakwood Homes. Ideally situated on hard corner with traffic light. All spaces will have 65' depths with signage facing 104th.

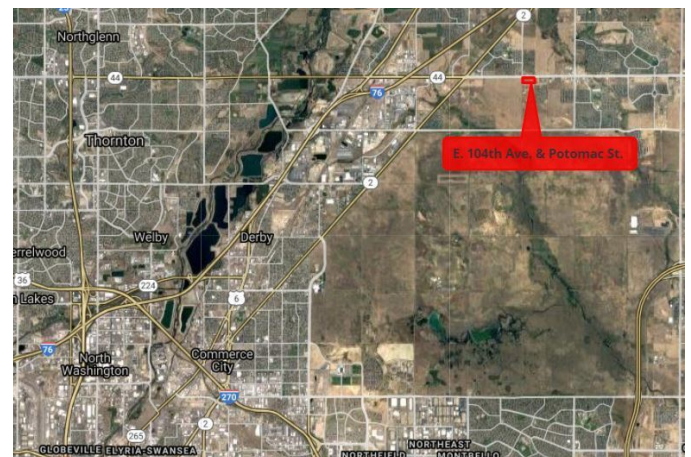
PROPERTY HIGHLIGHTS

- Multiple access points off of 104th Avenue
- Growing underserved trade area - heavy residential growth in Reunion, Turnberry, Buffalo Run and Aberdeen neighborhoods
- Large parking field with drive-in spaces fronting storefronts
- Across the street to the north from North Forest Office Park and across the street to the west from Oakwood Home's new 3,000+ home development - Porchlight Collection at Reunion
- Within 1 miles in either direction of growing commercial corners with large format King Soopers, Starbucks, Conoco, Ace Hardware, Walgreens, Auto Zone & O'Reilly Auto Parts, McDonalds, First Bank and many others
- Easy access to I-76, E-470 and DIA
- Few leasing opportunities available for commercial space fronting 104th Avenue
- Up to 5 commercial pad(s) also available - pad sizes can be adjusted as necessary. Pads are part of an ever increasing dense combination of new homes and apartments within a short radius of this project.

OFFERING SUMMARY

Lease Rate: \$36.00 - \$40.00 PSF

Size(s) Available: 1,300 - 2,860 SF



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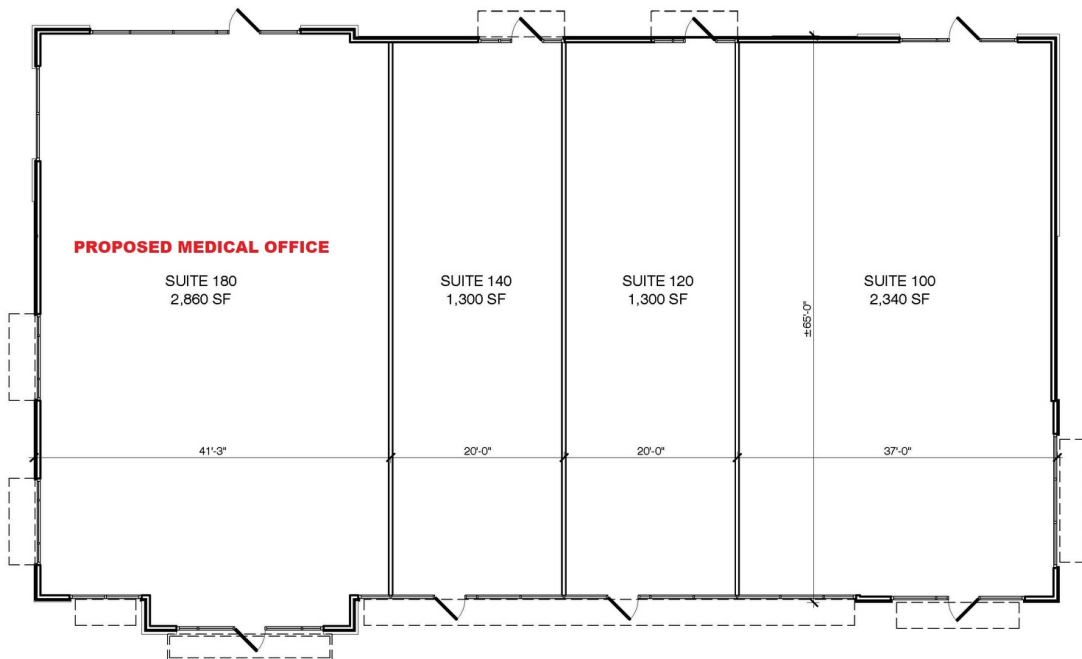
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FOR LEASE



0 5 10 20
SCALE: 1" = 10'-0"

PAD SHOPS
104th AVE. AND POTOMAC ST.
COMMERCE CITY, COLORADO



12.08.2022

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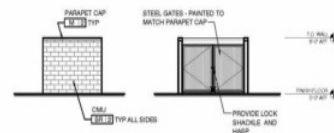
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MATERIAL LEGEND

01-01	STUCCO MATCH DRIFT 448 'BUCKINGH'
01-02	STUCCO MATCH DRIFT 482 'MUMOND'
01-03	STUCCO MATCH DRIFT 111 'COLONIAL TAY'
01-04	STUCCO MATCH DRIFT 142 'SPECTRUM BROWN'
01-05	CULTURED STONE DRystack LEGBESTONE CHARDONWAY
01-06	GROUND FACE CMU BASALITE 3608

01-10	WOOD TRIM STAIN COLOR T.B.D.
01-11	ALUMINUM STOREFRONT DARK BRONZE ANODIZED
01-12	LIGHTWEIGHT CONCRETE TILE
01-13	ROVAL SAKONY SLATE 'BLACK GARTON' 180031402
01-14	CARVING AWNING BLACK



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FOR LEASE



104TH COMMONS

15060 E. 103RD PLACE
COMMERCE CITY, CO 80022

PIVOTAL
783 Santa Fe Drive
Denver, CO 80204
ph: (720) 473-6329

Issue	Date	Description
1	10/15/22	PRELIMINARY

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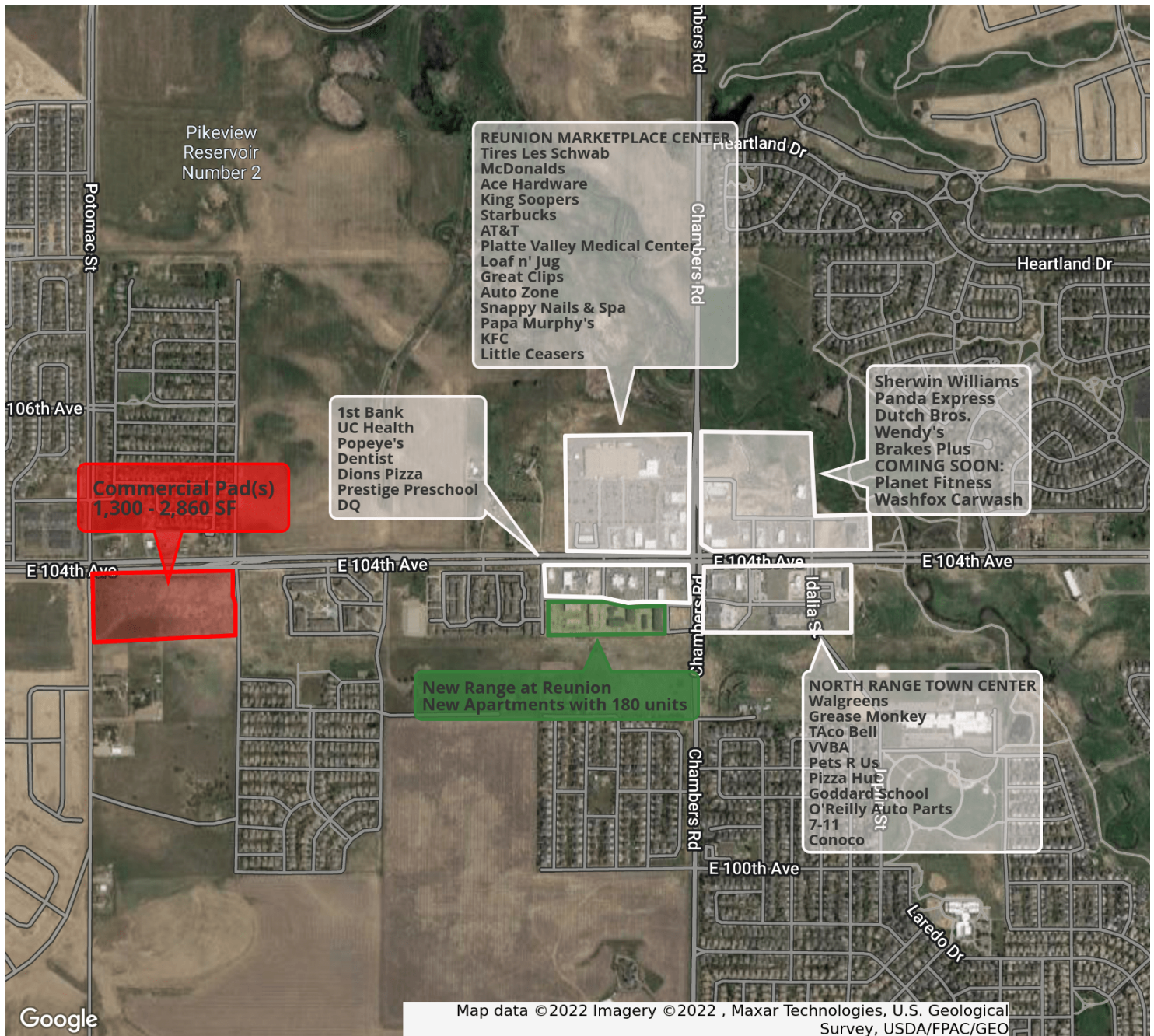
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FOR LEASE

	1 MILE	3 MILE	5 MILE
2022 Total Population	5,830	39,998	56,284
2022 Average household income	\$111,644	\$124,305	\$120,729
Businesses	94	568	1,021
Employees	482	6,233	12,234

TRAFFIC COUNTS

E. 104th Ave. W of Revere St.	15,975/vpd
E. 104th Ave. W of Worchester Dr.	12,133/vpd
E. 104th Ave. W of Quari Ct.	11,808/vpd

* Demographics provided by CoStar

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