

TURNBERRY MARKETPLACE PAD

10431 Quari Ct, Commerce City, CO 80022

FOR SALE



PROPERTY DESCRIPTION

High visibility retail pad in Turnberry Marketplace

PROPERTY HIGHLIGHTS

- High visibility to E. 104th Ave. and Hwy 2 with 1 full movement and 3/4 movement access points
- Join 7-Eleven, Conoco, Starbucks, Turnberry Liquors, Pour Tap House and Pet Clinic
- Rapidly growing underserved trade area- heavy residential and commercial growth in Reunion, Turnberry, Buffalo Run and Aberdeen neighborhoods
- Few opportunities available for commercial pads along E. 104th
- Use by right zoning will accelerate development with Commerce City
- Across the street from proposed national convenience & gas station and other retail pads, and other proposed residential developments
- Easy access to I-76, E-470 and DIA

OFFERING SUMMARY

Sale Price:	\$11/PSF
Lot Size:	0.72 Acres
Zoning:	PUD (Commerce City)

TRAFFIC COUNT

E. 104th Ave. W of Altura St.	26,110/vpd
E. 104th Ave. W of Hwy 2	22,598/vpd
E. 104th Ave. E of Hwy. 2	23,716/vpd
Hwy. 2 & E. 104th Ave.	20,000/vpd

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Map Data: © 2023 Imagery © 2023, Airbus, CNES / Airbus, Landsat / Copernicus, Maxar Technologies, Sanborn, U.S. Geological Survey, USDA/FPAC/GEO

Development Name	Estimated Units (DU'S)
River Run	1,195
Turnberry	2,255
Potomac Farm	417
Aberdeen	2,101
Site	0.72 Acres (For Sale)
Second Creek	988
Northrange Village	272
Village at Buffalo Run West	416
Village at Buffalo Run East	2,172
Cutler	-
Buckley Crossing	992
Columbine Ranches	-
Reunion	15,315
Buffalo Mesa	625
Foxton Village	542
The Range at Reunion	180
Frontier Village	1,957
Buckley Ranch	650
Reunion	15,315

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