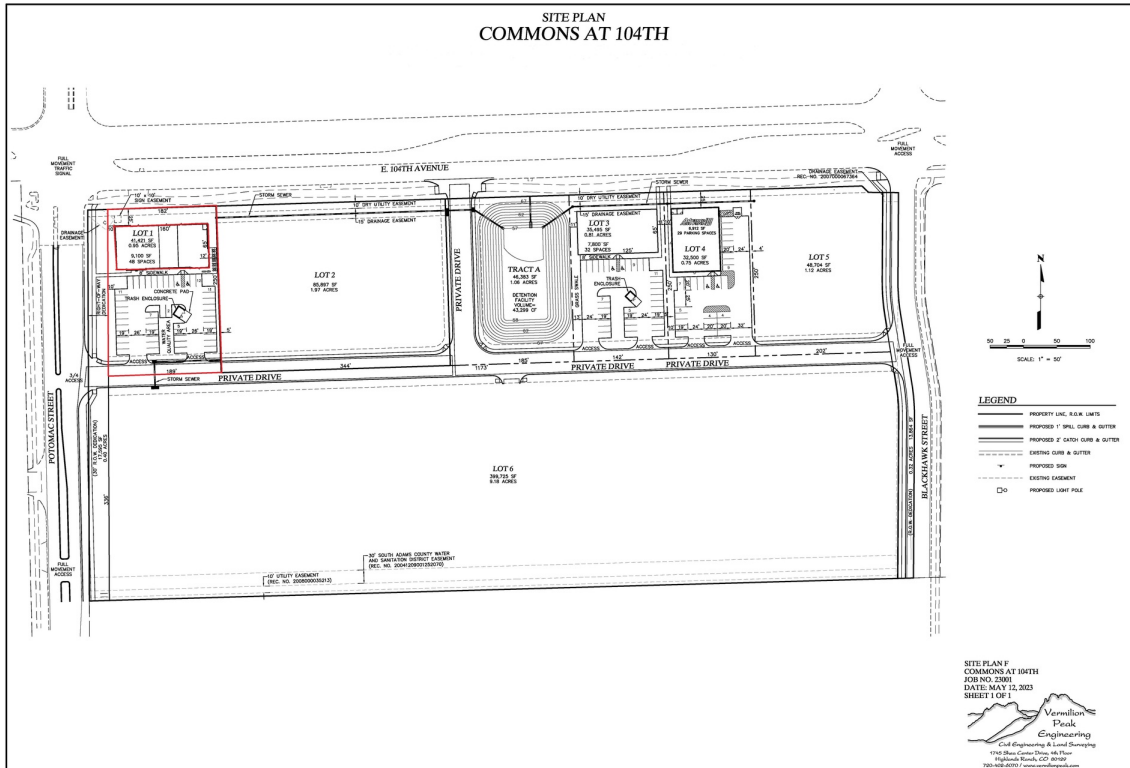


UP TO 9,100 SF AVAILABLE - NEW SPACE - 2024
DELIVERY

FOR LEASE



PROPERTY DESCRIPTION

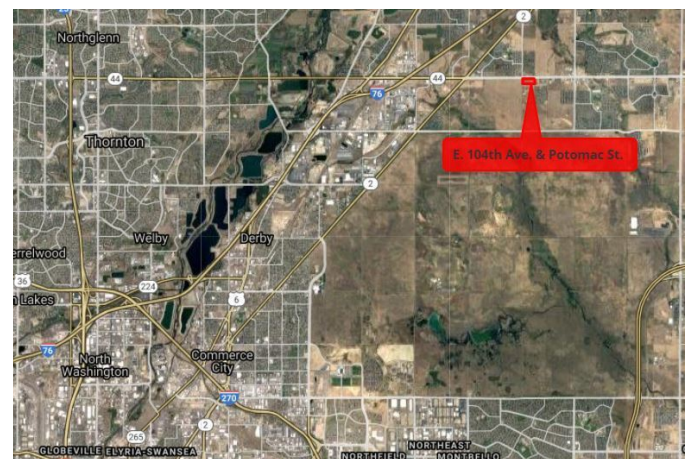
4 - 5 spaces available for lease in front of new apartment complex and across the street from a 3,000 home development by Oakwood Homes. Ideally situated on hard corner with traffic light. All spaces will have 65' depths with signage facing 104th.

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 mile 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:	\$38.00 - \$40.00 PSF
Building Size:	9,100 SF
Size(s) Available:	1,300 - 2,860 SF



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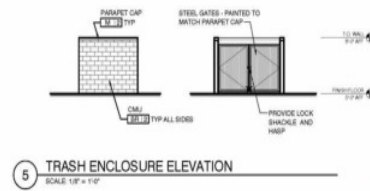
cnusbaum@antonoff.com

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MATERIAL LEGEND

ST-1	STUCCO MATCH DRIFT 448 "BUCKSKIN"
ST-2	STUCCO MATCH DRIFT 482 "MUMONY"
ST-3	STUCCO MATCH DRIFT 117 "COLONIAL TAY"
ST-4	STUCCO MATCH DRIFT 142 "SPECTRUM BROWN"
MS-1	MASONRY CULTURED STONE DRIVESTACK
MS-2	MASONRY LEGBESTONE CHADRONWAY
MS-3	MASONRY GROUND FACE CMU BASALTITE DEER

OS-1	WOOD TIMBER STAIN COLOR T.B.D.
AL-1	ALUMINUM STOREFRONT DARK BRONZE ANODIZED
LC-1	LIGHTWEIGHT CONCRETE TILE
SL-1	ROSLA SAKONYI SLATE "BLACK CANYON" 180031482
AW-1	CORRUGATED AWNING BLACK



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UP TO 9,100 SF AVAILABLE - NEW SPACE - 2024 DELIVERY

FOR LEASE



104TH cOMMONS
15060 E. 103RD PLACE
COMMERCE CITY, CO 80022

PIVOTAL
1763 Santa Fe Drive
Denver, CO 80204
ph: (720) 473-6329

Sheet	Date	Description
1	10/1/2022	PRELIMINARY

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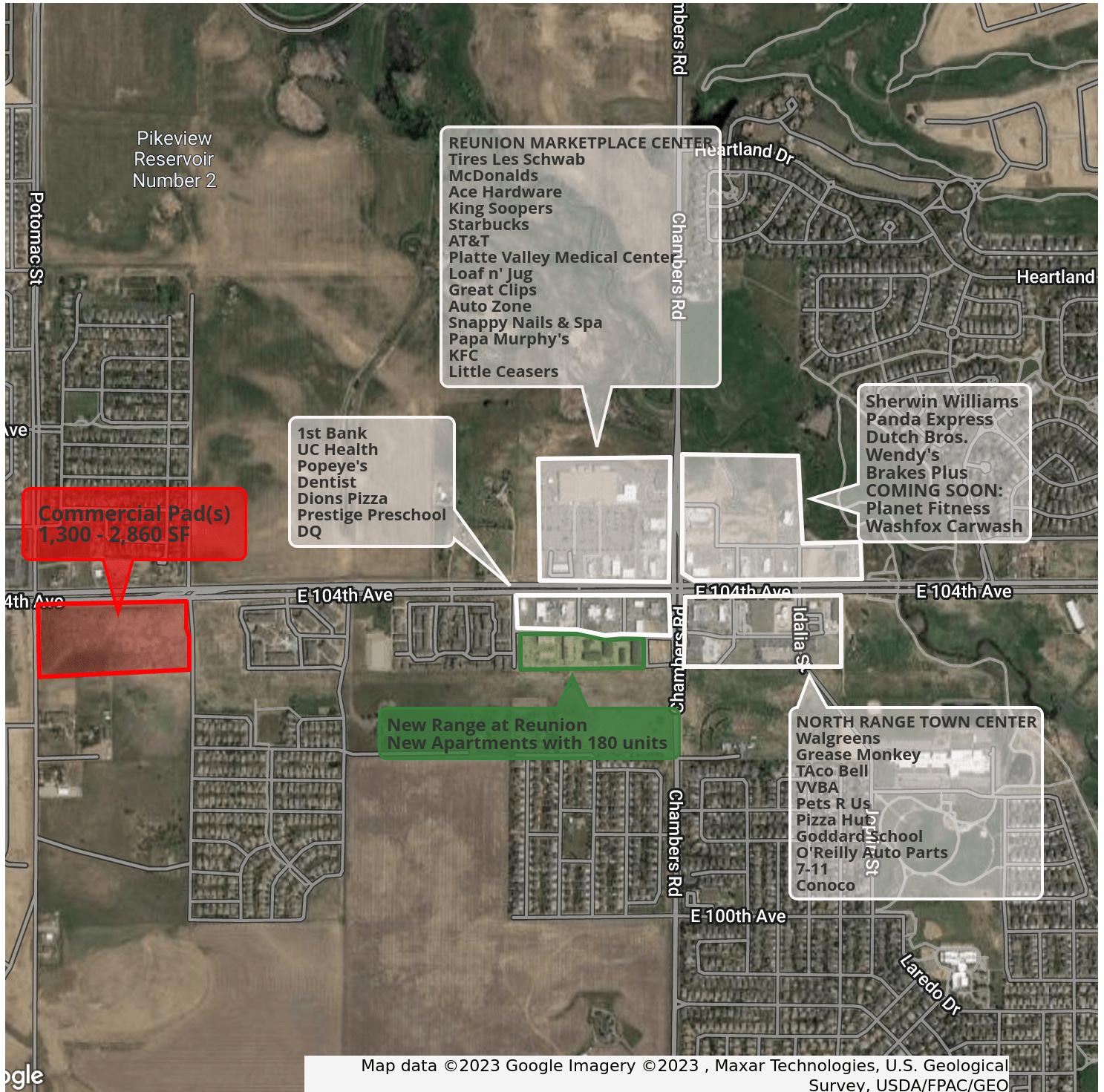
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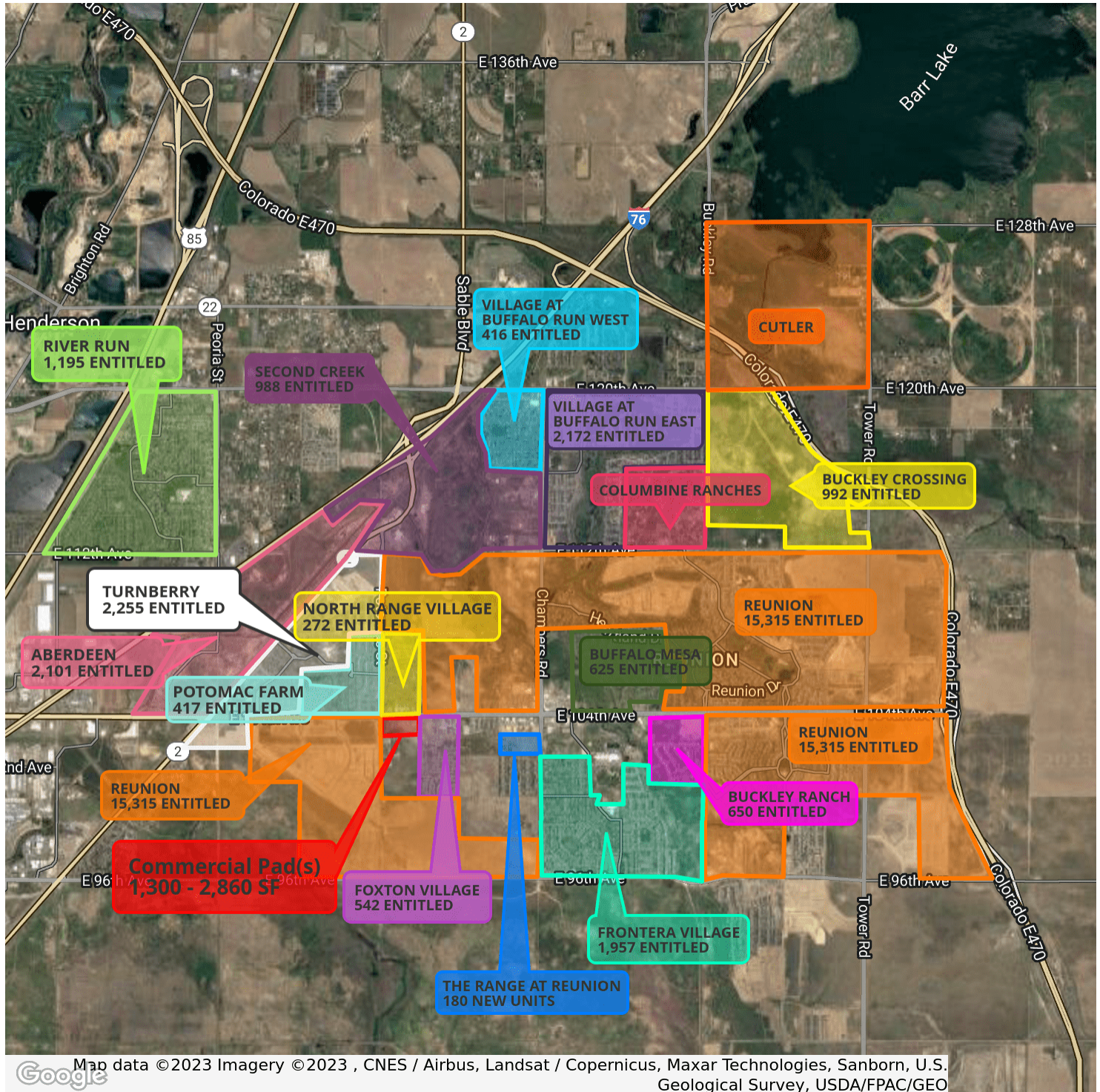
Retailer Map

Antonoff & Co. Brokerage, Inc. | 1528 Wazee Street | Denver, CO 80202 | 303.623.0200 | antonoff.com

UP TO 9,100 SF AVAILABLE - NEW SPACE TO BE BUILT FOR 2024 DELIVERY

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

FOR LEASE



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Residential Map

Antonoff & Co. Brokerage, Inc.

1528 Wazee Street

Denver, CO 80202

303.623.0200

antonoff.com

UP TO 9,100 SF AVAILABLE - NEW SPACE TO BE BUILT FOR 2024 DELIVERY

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

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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