

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

JEFFREY HIRSCHFELD, ED.D.

303.454.5425

jhirschfeld@antonoff.com

CHARLES NUSBAUM

303.454.5420

cnusbaum@antonoff.com

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