



NEW DEVELOPMENT OPPORTUNITY

PROPERTY DESCRIPTION

- Ground lease and BTS opportunities on hard corner
- Signalized intersection at E. 60th and Dexter St
- Suited for gas station, QSR, services, drive-thru, etc
- Great visibility from Vasquez/Colorado Blvd.

PROPERTY DETAILS

Address 4850 E. 60th Avenue
Commerce City, CO

Center Type Freestanding
Retail Pads

AREA DEMOGRAPHICS:	1 Mile	3 Miles	5 miles
Total Pop.	5,281	53,072	262,886
Households	1,718	16,841	100,651
Median HH Income	\$34,797	\$42,141	\$54,246

Source: CoStar, 2016

DAILY TRAFFIC COUNTS:

Vasquez Blvd. at E. 60th Avenue: 51,403 VPD

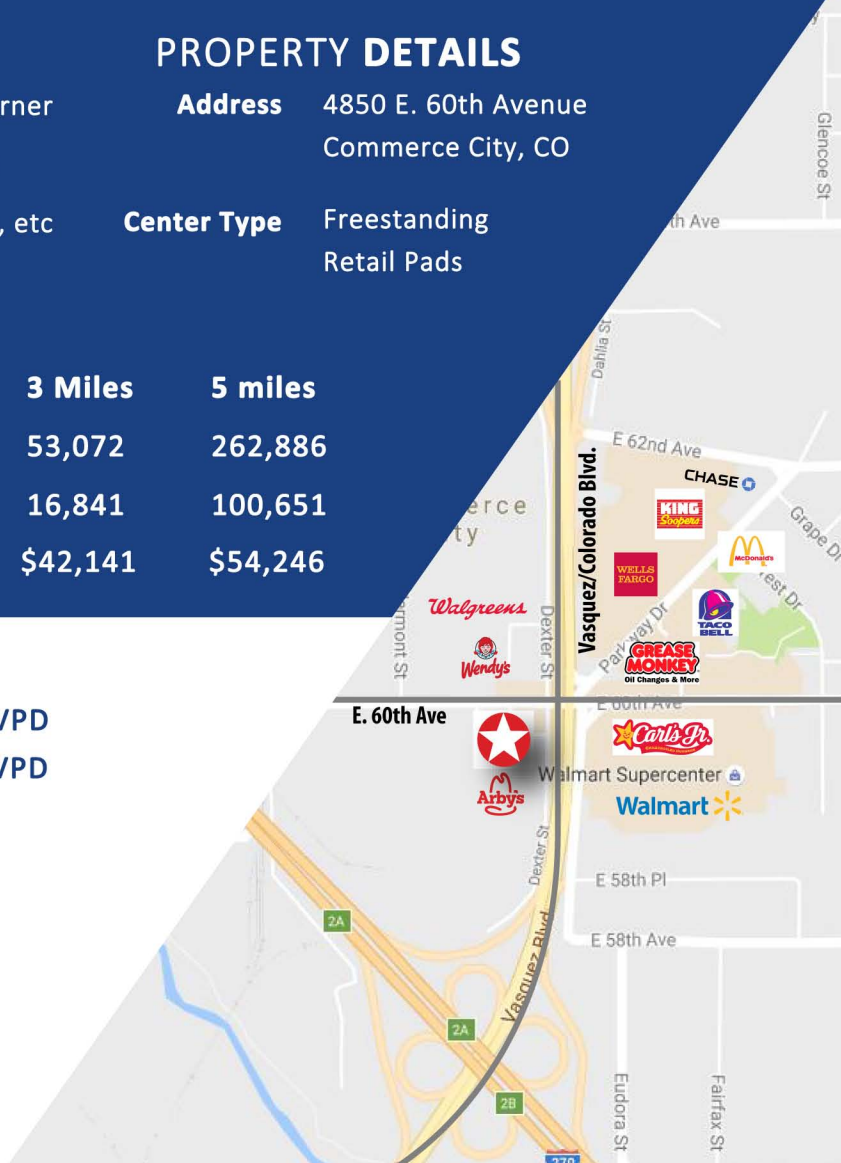
I-270 at E. 60th Avenue: 108,247 VPD

Source: CoStar, 2016

JOIN THESE AREA TENANTS:



The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase or lease.



The Zall Company

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E 62nd Ave

E 61st Way

Grape Dr

Forest Dr

E 61st Ave

Vasquez Blvd

Parkway Dr

E 60th Ave

2

Dahlia St

Dexter St

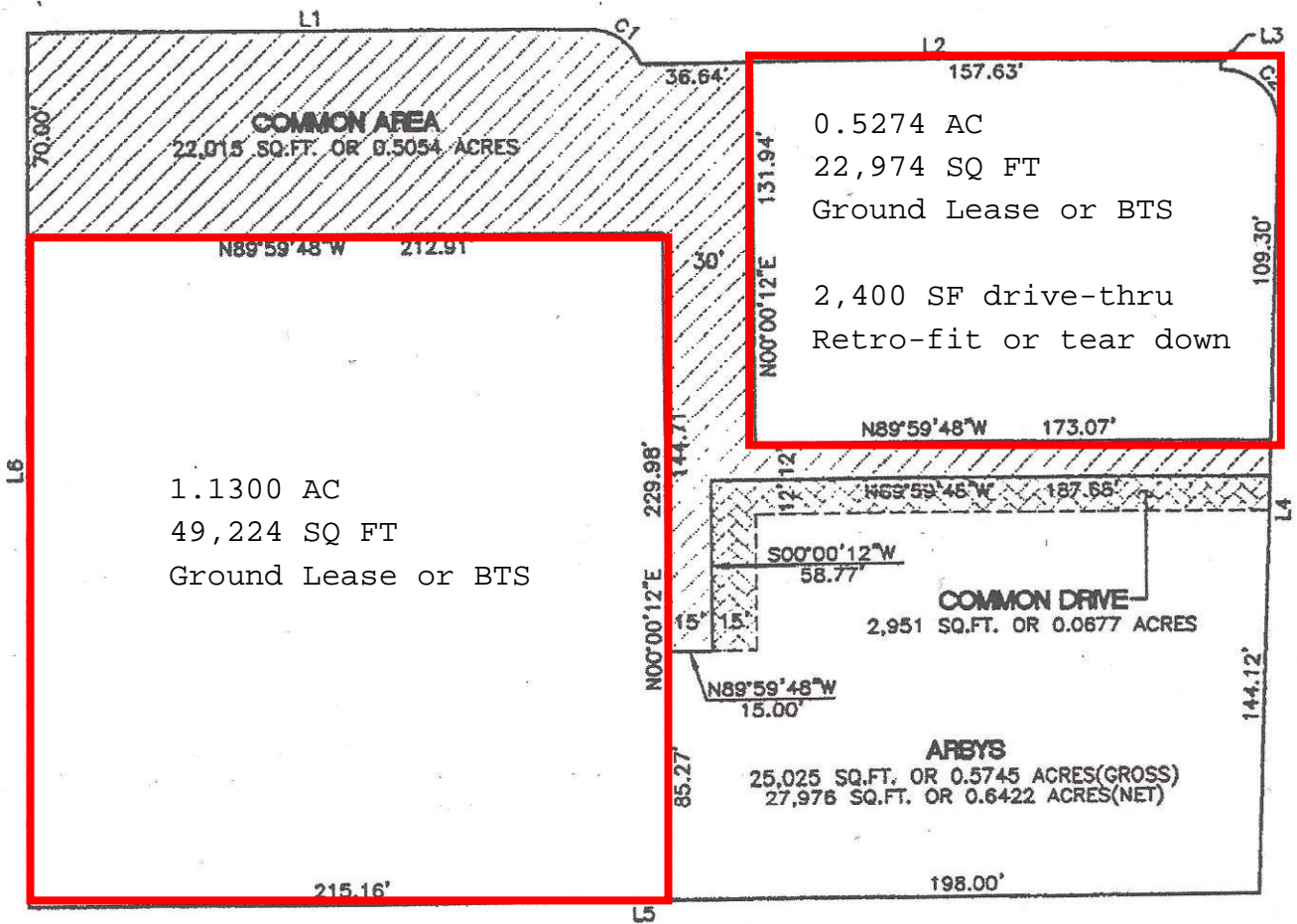
Walmart
Save money. Live better.



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EAST 60TH AVENUE



CURVE DATA TABLE

COURSE	CENTRAL ANGLE	RADIUS	LENGTH	CHORD BEARING	CHORD LENGTH
C1	68°22'54"	19.00'	22.68'	S55°48'20"E	21.35'
C2	91°51'42"	19.00'	30.46'	S44°03'56"E	27.30'

LINE DATA TABLE

COURSE	BEARING	DISTANCE
L1	S89°59'48"E	187.92'
L2	S89°59'48"E	194.27'
L3	S00°00'12"W	3.08'
L4	S01°51'55"W	265.42'
L5	N89°59'48"W	413.15'
L6	N00°33'52"E	300.00'

PREPARED BY:
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 Aurora, Colorado 80014
 Phone: (303) 337-1393 Fax: (303) 337-7481
 engineers-surveyors

NOTE: THIS EXHIBIT DOES NOT REPRESENT A MONUMENTED SURVEY. IT IS INTENDED ONLY TO DEPICT THE ATTACHED DESCRIPTION.

DRAWN BY: RHY	SCALE: 1"=80'	R.O.W. FILE#
CHECKED BY: BLM	DATE: 6-17-98	DSKFILE ACADDWGS\MISCSVY\60EXHB

