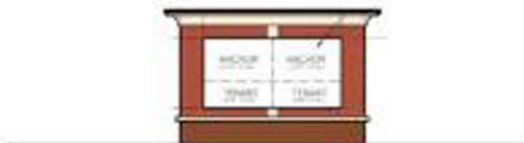




01 SOUTH ELEVATION (FRONT)



## FOR LEASE

### PROPERTY HIGHLIGHTS

- New construction, delivery Q1 2016
- Monument signage available at hard corner
- 3,155 SF available next to 7-Eleven; demisable to 1,500 SF
- Great visibility from Highway 2 & 104th Avenue

### PROPERTY DETAILS

**Address** NEQ 104th Ave. & Hwy 2  
Commerce City, CO

**Center Type** Neighborhood Retail

**Project GLA** 6,145 SF

AREA DEMOGRAPHICS:	1 Mile	3 Miles	5 miles
<b>Total Pop.</b>	3,377	26,374	35,605
<b>Households</b>	1,065	8,548	10,916
<b>Median HH Income</b>	\$84,731	\$85,967	\$82,984

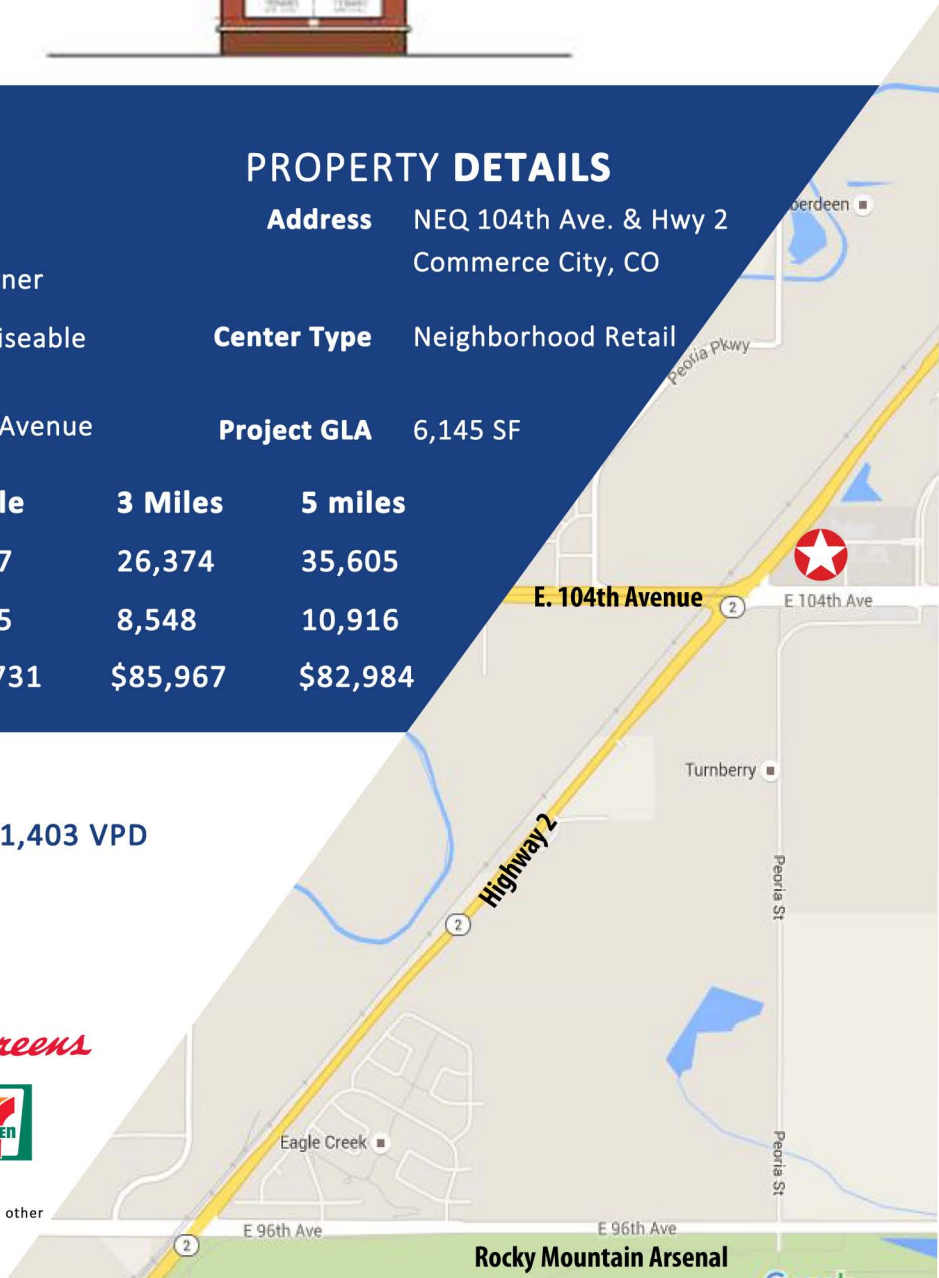
Source: CoStar, 2015

### DAILY TRAFFIC COUNTS:

NB Highway 2 at E. 104th Avenue: 51,403 VPD

Source: Denver Regional Council of Governments, 2013

### 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.



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