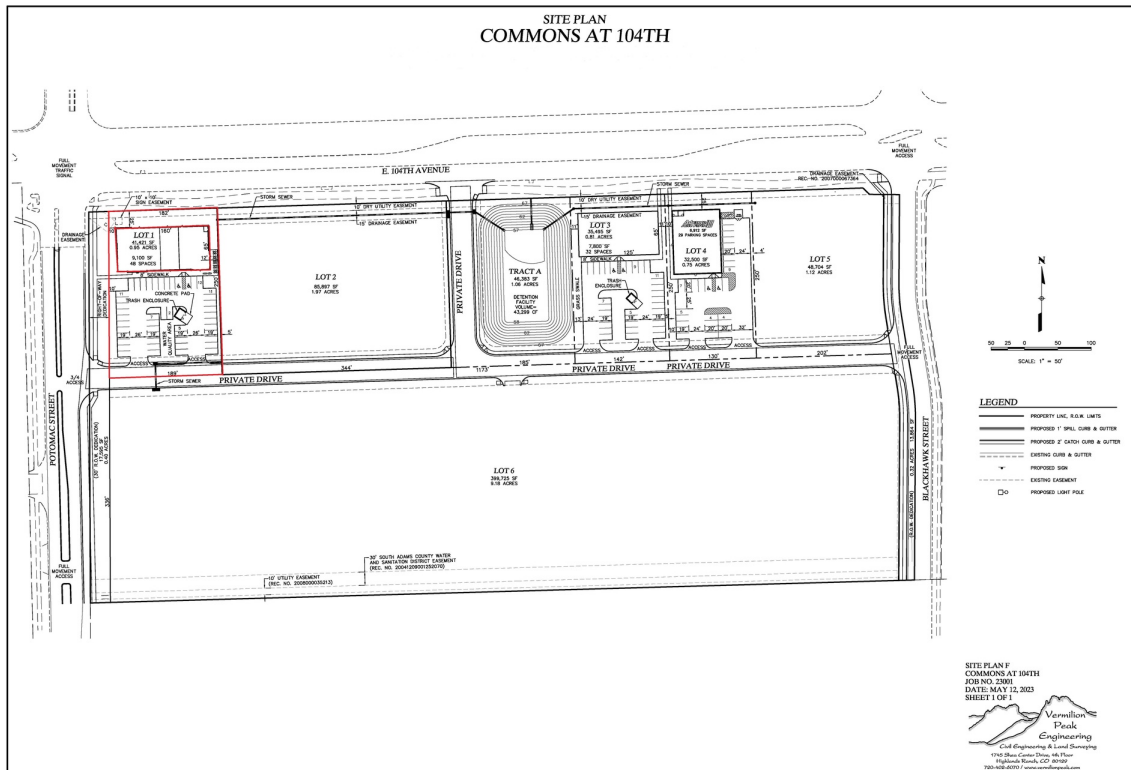


UP TO 9,100 SF AVAILABLE - NEW SPACE - 2024 DELIVERY

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

FOR LEASE



PROPERTY DESCRIPTION

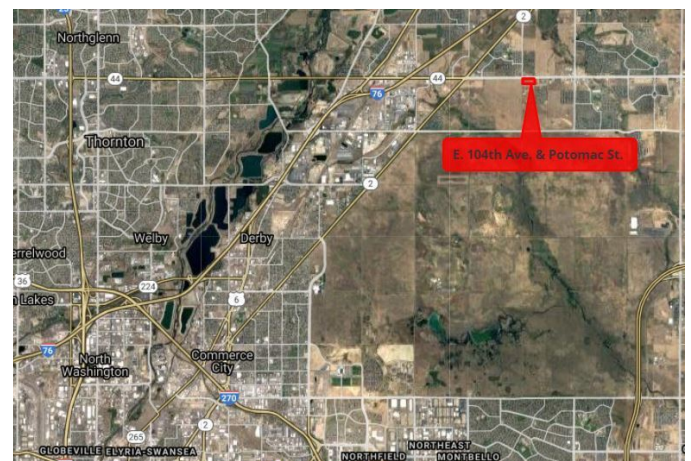
4 - 5 spaces available for lease in front of new apartment complex and across the street from a 3,000 home development by Oakwood Homes. Ideally situated on hard corner with traffic light. All spaces will have 65' depths with signage facing 104th.

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



JEFFREY HIRSCHFELD, ED.D.

303.454.5425

jhirschfeld@antonoff.com

CHARLES NUSBAUM

303.454.5420

cnusbaum@antonoff.com

ANTONOFF
& CO. BROKERAGE INC.

The information above was obtained from sources we deem reliable; however, no warranty or representation, expressed or implied, is made as to the accuracy of the information contained herein. Any reliance on this information is solely at your own risk.

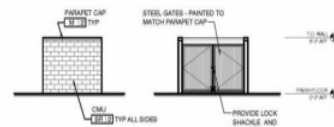
UP TO 9,100 SF AVAILABLE - NEW SPACE - 2024 DELIVERY

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

FOR LEASE



4 REAR (SOUTH) ELEVATION
SCALE: 1/8" = 1'-0"



5 TRASH ENCLOSURE ELEVATION
SCALE: 1/8" = 1'-0"



2 LEFT SIDE (EAST) ELEVATION
SCALE: 1/8" = 1'-0"



3 RIGHT SIDE (WEST) ELEVATION
SCALE: 1/8" = 1'-0"



1 FRONT (NORTH) ELEVATION
SCALE: 1/8" = 1'-0"

MATERIAL LEGEND

(S-10) STUCCO MATCH DRIFT 448 'BUCKSKIN'	(S-10) STUCCO MATCH DRIFT 442 'MUMONY'
(S-10) STUCCO MATCH DRIFT 111 'COLONIAL TAY'	(S-10) STUCCO MATCH DRIFT 142 'SPECTRUM BROWN'
(S-10) STUCCO MATCH DRIFT 142 'SPECTRUM BROWN'	(S-10) STUCCO MATCH DRIFT 142 'SPECTRUM BROWN'
(S-10) STUCCO MATCH DRIFT 142 'SPECTRUM BROWN'	(S-10) STUCCO MATCH DRIFT 142 'SPECTRUM BROWN'
(S-10) STUCCO MATCH DRIFT 142 'SPECTRUM BROWN'	(S-10) STUCCO MATCH DRIFT 142 'SPECTRUM BROWN'
(S-10) STUCCO MATCH DRIFT 142 'SPECTRUM BROWN'	(S-10) STUCCO MATCH DRIFT 142 'SPECTRUM BROWN'
(S-10) STUCCO MATCH DRIFT 142 'SPECTRUM BROWN'	(S-10) STUCCO MATCH DRIFT 142 'SPECTRUM BROWN'
(S-10) STUCCO MATCH DRIFT 142 'SPECTRUM BROWN'	(S-10) STUCCO MATCH DRIFT 142 'SPECTRUM BROWN'
(S-10) STUCCO MATCH DRIFT 142 'SPECTRUM BROWN'	(S-10) STUCCO MATCH DRIFT 142 'SPECTRUM BROWN'
(S-10) STUCCO MATCH DRIFT 142 'SPECTRUM BROWN'	(S-10) STUCCO MATCH DRIFT 142 'SPECTRUM BROWN'

(S-10) STUCCO MATCH DRIFT 448 'BUCKSKIN'	(S-10) STUCCO MATCH DRIFT 442 'MUMONY'
(S-10) STUCCO MATCH DRIFT 111 'COLONIAL TAY'	(S-10) STUCCO MATCH DRIFT 142 'SPECTRUM BROWN'
(S-10) STUCCO MATCH DRIFT 142 'SPECTRUM BROWN'	(S-10) STUCCO MATCH DRIFT 142 'SPECTRUM BROWN'
(S-10) STUCCO MATCH DRIFT 142 'SPECTRUM BROWN'	(S-10) STUCCO MATCH DRIFT 142 'SPECTRUM BROWN'
(S-10) STUCCO MATCH DRIFT 142 'SPECTRUM BROWN'	(S-10) STUCCO MATCH DRIFT 142 'SPECTRUM BROWN'
(S-10) STUCCO MATCH DRIFT 142 'SPECTRUM BROWN'	(S-10) STUCCO MATCH DRIFT 142 'SPECTRUM BROWN'
(S-10) STUCCO MATCH DRIFT 142 'SPECTRUM BROWN'	(S-10) STUCCO MATCH DRIFT 142 'SPECTRUM BROWN'
(S-10) STUCCO MATCH DRIFT 142 'SPECTRUM BROWN'	(S-10) STUCCO MATCH DRIFT 142 'SPECTRUM BROWN'
(S-10) STUCCO MATCH DRIFT 142 'SPECTRUM BROWN'	(S-10) STUCCO MATCH DRIFT 142 'SPECTRUM BROWN'
(S-10) STUCCO MATCH DRIFT 142 'SPECTRUM BROWN'	(S-10) STUCCO MATCH DRIFT 142 'SPECTRUM BROWN'



JEFFREY HIRSCHFELD, ED.D.

303.454.5425

jhirschfeld@antonoff.com

CHARLES NUSBAUM

303.454.5420

cnusbaum@antonoff.com

ANTONOFF
& CO. BROKERAGE INC.

The information above was obtained from sources we deem reliable; however, no warranty or representation, expressed or implied, is made as to the accuracy of the information contained herein. Any reliance on this information is solely at your own risk.

Elevations

Antonoff & Co. Brokerage, Inc.

Denver, CO 80202

1528 Wazee Street

303.623.0200

antonoff.com

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

FOR LEASE



104TH COMMONS

15060 E. 103RD PLACE
COMMERCE CITY, CO 80022



33 Santa Fe Drive
Denver, CO 80204
Ph. (720) 473-6320

[illegible]

JEFFREY HIRSCHFELD, ED.D.

303.454.5425

jhirschfeld@antonoff.com

CHARLES NUSBAUM

303.454.5420

cnusbaum@antonoff.com

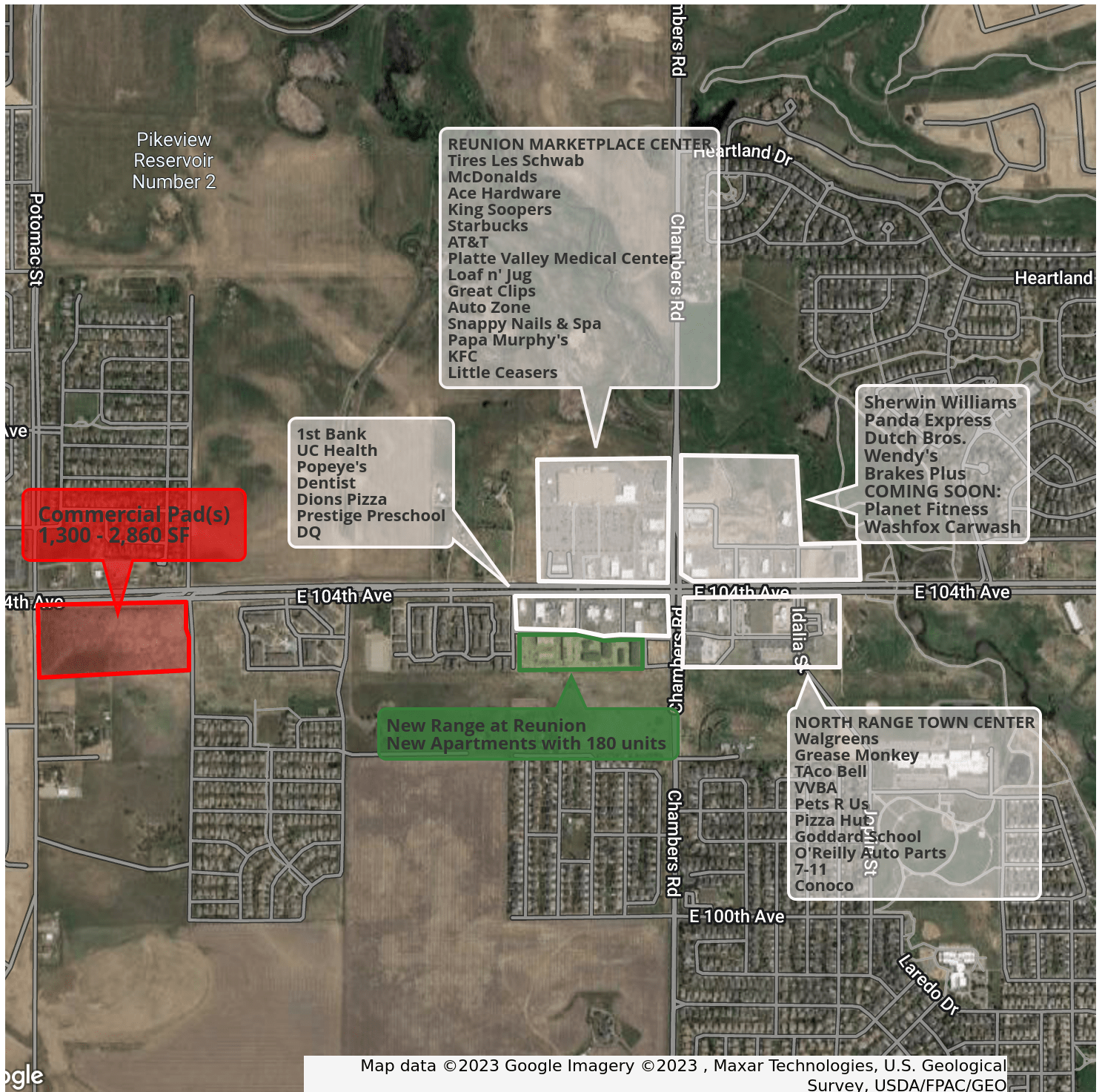
ANTONOFF
& CO. BROKERAGE INC.

The information above was obtained from sources we deem reliable; however, no warranty or representation, expressed or implied, is made as to the accuracy of the information contained herein. Any reliance on this information is solely at your own risk.

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

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

FOR LEASE



JEFFREY HIRSCHFELD, ED.D.

303.454.5425

jhirschfeld@antonoff.com

CHARLES NUSBAUM

303.454.5420

cnusbaum@antonoff.com

ANTONOFF
& CO. BROKERAGE INC.

The information above was obtained from sources we deem reliable; however, no warranty or representation, expressed or implied, is made as to the accuracy of the information contained herein. Any reliance on this information is solely at your own risk.

Retailer Map

Antonoff & Co. Brokerage, Inc.

Denver, CO 80202

1528 Wazee Street

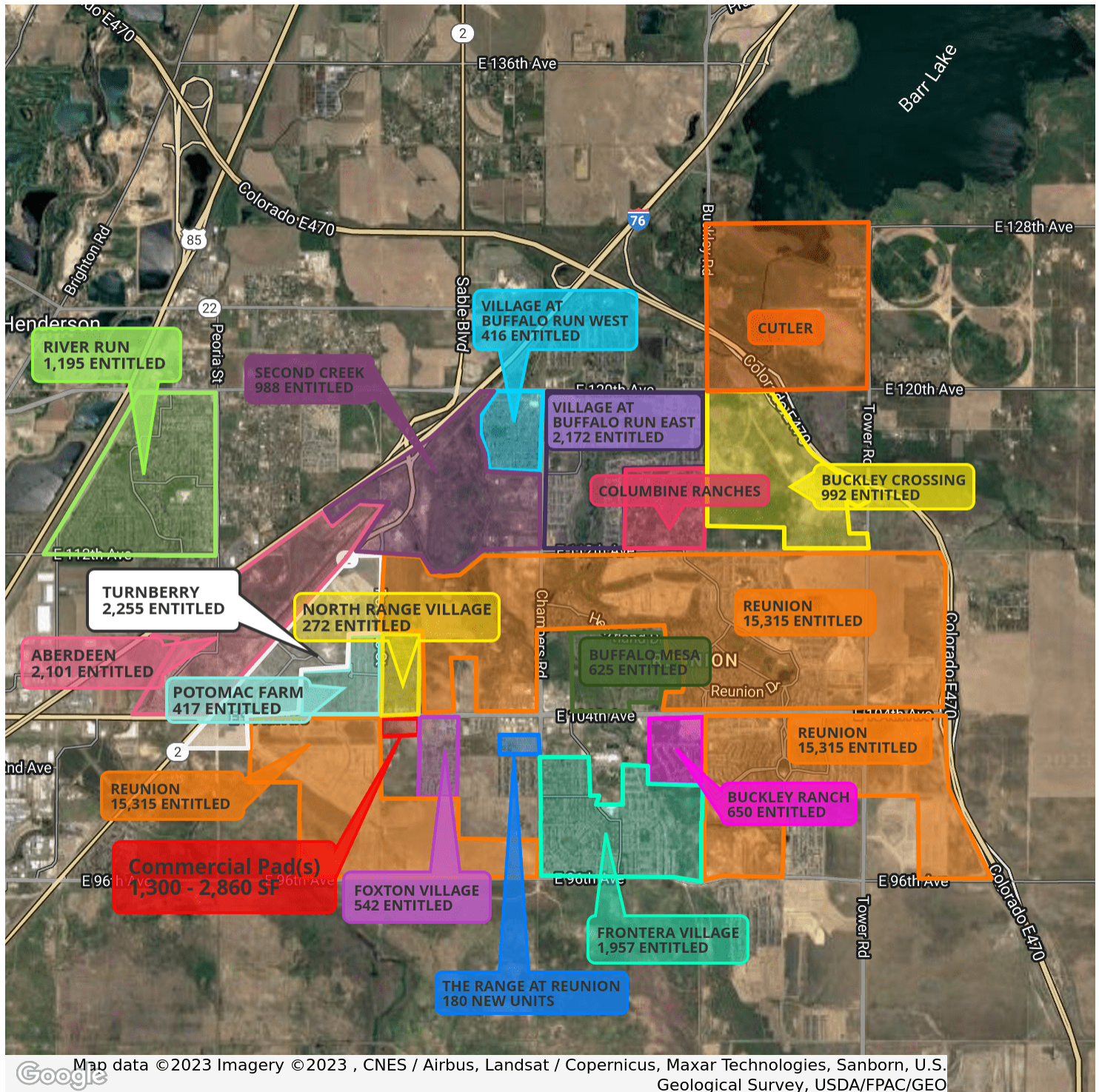
303.623.0200

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



JEFFREY HIRSCHFELD, ED.D.

303.454.5425

jhirschfeld@antonoff.com

CHARLES NUSBAUM

303.454.5420

cnusbaum@antonoff.com

ANTONOFF
& CO. BROKERAGE INC.

The information above was obtained from sources we deem reliable; however, no warranty or representation, expressed or implied, is made as to the accuracy of the information contained herein. Any reliance on this information is solely at your own risk.

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

JEFFREY HIRSCHFELD, ED.D.

303.454.5425

jhirschfeld@antonoff.com

CHARLES NUSBAUM

303.454.5420

cnusbaum@antonoff.com

ANTONOFF
& CO. BROKERAGE INC.

The information above was obtained from sources we deem reliable; however, no warranty or representation, expressed or implied, is made as to the accuracy of the information contained herein. Any reliance on this information is solely at your own risk.