

FOR SALE

# Aberdeen Crossing

E. 104th Avenue & Highway 2 / Commerce City, Colorado 80640



## Pad Sites Available For Sale Along Busy Highway 2 and 104th Avenue 38 Total Acres

### Individual or Bulk Sale Option

Aberdeen Crossing is a new commercial development opportunity located at Highway 2 and 104th Avenue. There are 5 finished pads with off-sites stubbed and rough grading completed that allow for an array of retail, automotive, medical and general office users. The property sits just west of the Reunion subdivision which has over 15,000 single-family lots, and just east of Highway 85, which is a major commuter highway connecting northern Colorado to Denver (over 40,000 cars per day). This is a great opportunity for both owner/users and developers who are looking to take advantage of one of the hottest up and coming submarkets in Metro Denver.

*Please see reverse for aerial.*

### Property Features

- Land Size** 38 Acres
- Divisible** 1.13 to 38 Acres (sizes all negotiable)
- County** Adams
- Submarket** Northeast Denver
- Zoning** Retail/Commercial

Lots Available		
Lot #	Acres	Lease Rate
1	1.13 Acres	\$15.00/SF
2	1.40 Acres	\$15.00/SF
3	1.44 Acres	\$12.00/SF
4	1.70 Acres	\$12.00/SF
5	1.70 Acres	<b>SOLD</b>
6	1.50 Acres	\$12.00/SF
7	32.38 Acres	Negotiable



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Demographics	CoStar, 2018		
	1 Mile	3 Miles	5 Miles
2018 Total Population	3,603	26,866	76,276
Pop. Growth 2018-2023	10.66%	10.73%	10.13%
2018 Total Households	1,136	8,699	24,707
HH Growth 2018-2023	10.74%	10.77%	10.12%
Median Household Inc.	\$93,217	\$92,860	\$86,895

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