

6980

HIGHWAY 2

COMMERCE CITY, CO 80022

\$15.00/SF
NNN

**OFFICE,
RETAIL, OR
INDUSTRIAL**



**DENVER INFILL
SPECIALISTS**



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EXECUTIVE SUMMARY



OFFERING SUMMARY

Available Building SF:	3,030 SF
Lease Rate:	\$15/SF + NNN
NNN's:	~\$3.08
Available Lot SF:	~26,200 SF
Lot Size:	0.6 Acres
Drive-Ins:	1
Zoning:	C-2
Parking:	Ample

PROPERTY OVERVIEW

Property is centrally located with easy access to I-25, I-70 and I-76. Great exposure with signage, high visibility, and fenced yard. The property can be used as a Retail, Office, or an Industrial space, with flexibility on yard space. Please contact broker for more details.

PROPERTY HIGHLIGHTS

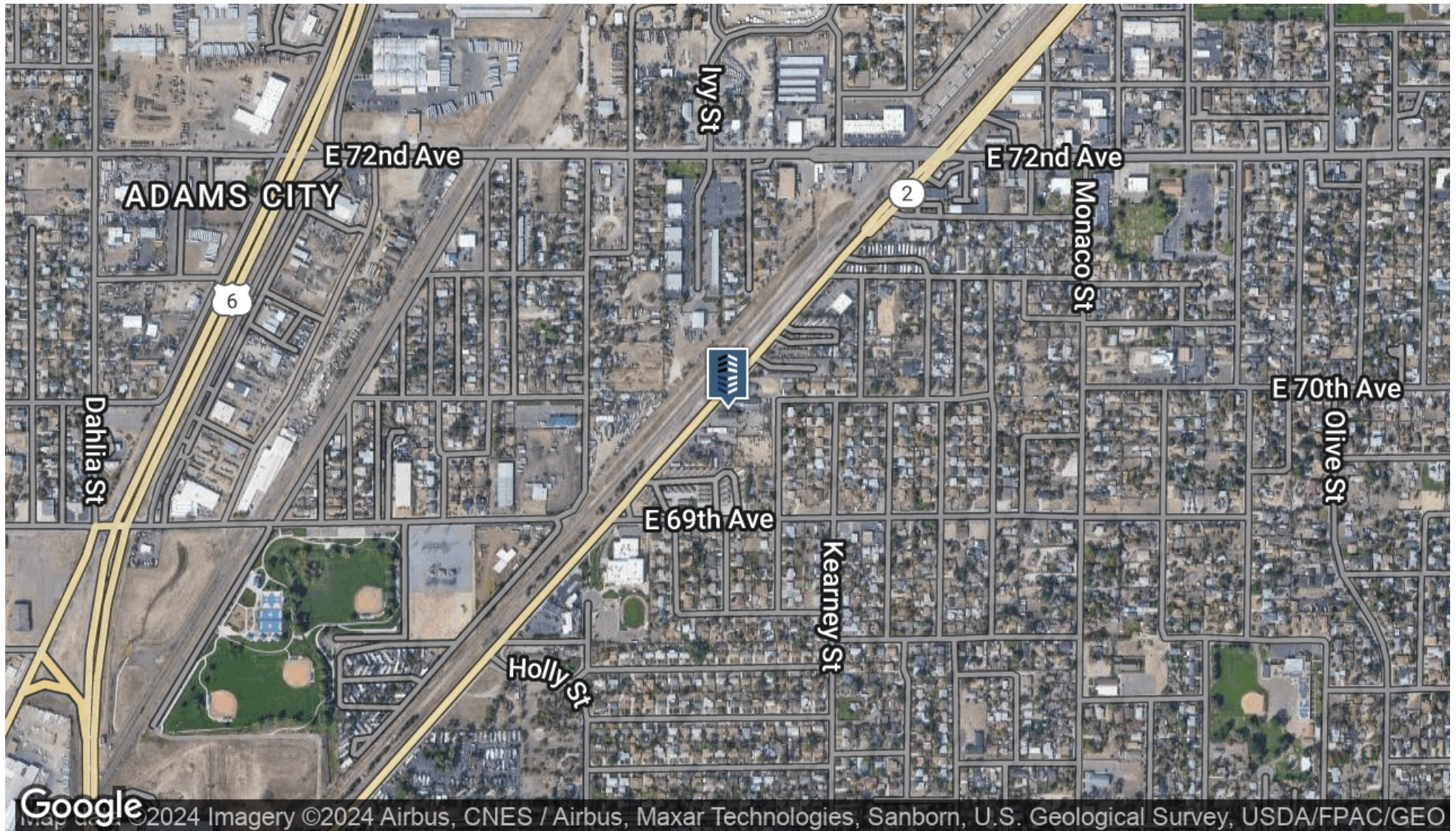
- Outdoor Storage (Contact Broker)
- High Visibility and Traffic Counts
- Signage Available
- Secure Fenced lot with dedicated private entrance and exit
- One (1) Drive-in Door



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LOCATION MAP



DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	15,779	49,167	195,574
Average Age	30.5	32.2	33.3
Average Age (Male)	31.7	31.0	32.5
Average Age (Female)	29.2	32.1	33.7

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	4,763	15,468	64,893
# of Persons per HH	3.3	3.2	3.0
Average HH Income	\$53,838	\$73,336	\$82,545
Average House Value	\$220,379	\$285,170	\$314,597

* Demographic data derived from 2020 ACS - US Census

