

FOR SALE/LEASE

E104TH AVENUE & CHAMBERS ROAD

14855, 14707 & 14951 E 104TH AVE • COMMERCE CITY, CO 80022

innovate
COMMERCIAL REAL ESTATE



› PROPERTY OVERVIEW

Negotiable

ASKING PRICE / LEASE RATE

±17.55 AC

LAND AREA

Property Summary

ADDRESS	14855, 14707, 14951 E 104th Ave
CITY / STATE / ZIP	Commerce City, CO 80022
PROPERTY TYPE	Vacant Land – Commercial Development
FRONTAGE	E 104th Ave, multiple curb cuts
TRAFFIC VOLUME	15,000+ cars/day
PROPOSED USE	Mixed-Use / Multifamily / Retail
OFFERING	Build-to-Suit (BTS) or Ground Lease (GL)
TOTAL POTENTIAL DEVELOPMENT	±114,800 SF

◆ ±17.55 acres available for build-to-suit or ground lease in the heart of the **Reunion master-planned community** in Commerce City, at E. 104th Avenue & Chambers Road – a three-parcel assemblage (14855, 14707 & 14951 E 104th Ave). The site supports large-format retail or mixed-use development with flexible pad sizes and strong frontage along E. 104th Avenue with 15,000+ vehicles per day. Ideally suited for QSR, drive-thru, grocery, medical, and service retail, the property is surrounded by dense residential growth, established national retailers, and high household incomes. **Over 1,000 residential units are planned/ permitted** in the immediate surrounding area, adding significant near-term rooftops and daytime demand. Located between Chambers Road and Highway 2, approximately 15 minutes from Denver International Airport. Price negotiable; delivery targeted for 2027–2028.

› SITE PLAN

PROJECT OVERVIEW

Location	E. 104th Ave, Commerce City
Date	06.26.2026
Overall Site Area	17.55 acres
Total Building Area	±114,800 SF
Total Parking	559 spaces

Pad	Use	Acreage	Building	Parking
A	Retail	1.20 ac	±11,000 SF	47
B	QSR	1.21 ac	±1,500 SF	43
C	Jr. Anchor	1.79 ac	±25,000 SF	80
D	QSR	0.82 ac	±1,600 SF	28
E	Restaurants (3 pads)	3.23 ac	±12,000 SF	153
F	QSR	1.04 ac	±1,500 SF	37
G	Auto	0.93 ac	±1,400 SF	15
H	Bank	1.57 ac	±3,800 SF	57
I	Restaurant / Entertainment	2.07 ac	±20,000 SF	71
J	Storage	2.37 ac	±37,000 SF	28
K	Stormwater Detention	1.32 ac	±22,400 SF	—
Total		17.55 ac	±114,800 SF	559



MARKET DEMOGRAPHICS

508,065

TOTAL POPULATION

34.7

MEDIAN AGE

\$107,356

MEDIAN HOUSEHOLD INCOME

\$303,320

MEDIAN NET WORTH

3.0

AVERAGE HOUSEHOLD SIZE

13,295

TOTAL BUSINESSES

195,002

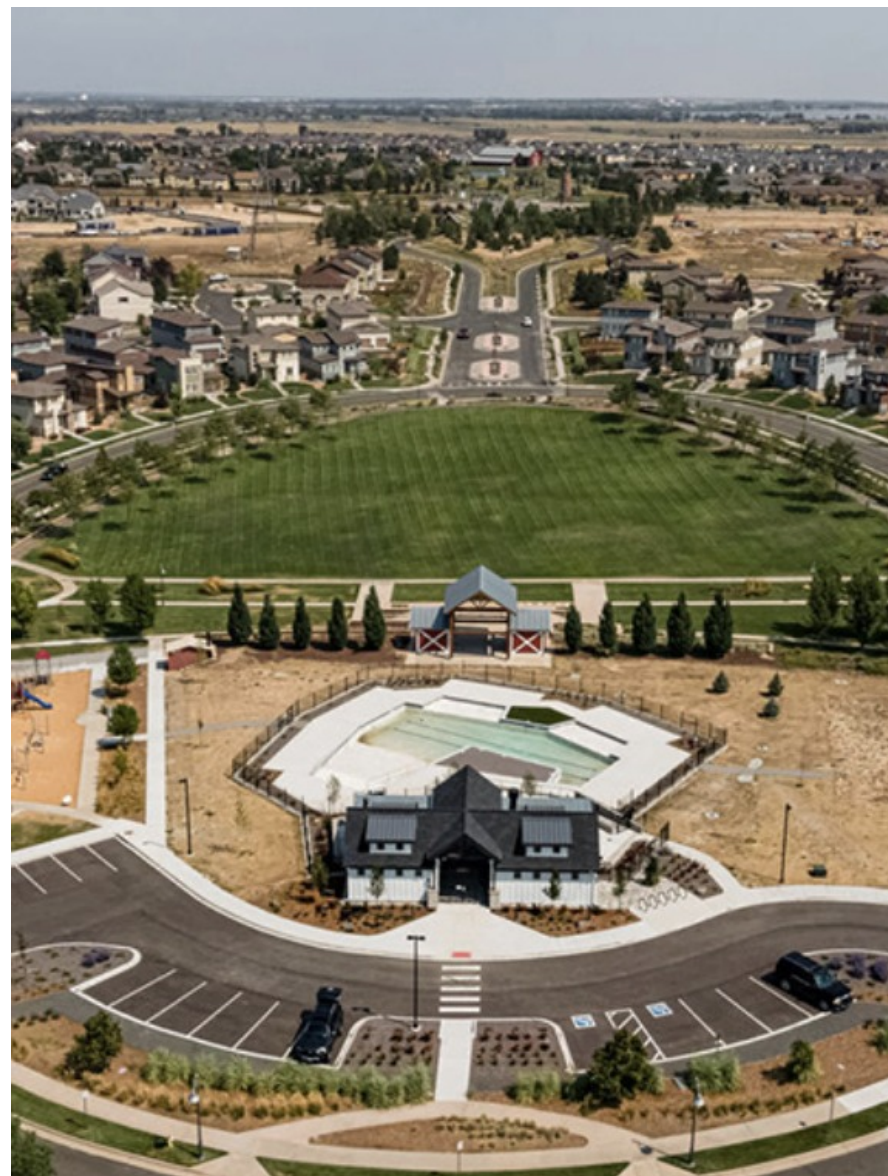
TOTAL EMPLOYEES

3.5%

UNEMPLOYMENT RATE

Property Demographics

2025 Summary	3-Mile	5-Mile	10-Mile
Population	49,554	57,738	508,065
Households	15,416	18,369	168,550
Families	12,506	14,669	119,628
Average Household Size	3.21	3.14	2.98
Owner Occupied Housing Units	13,569	15,671	113,779
Renter Occupied Housing Units	1,847	2,698	54,771
Median Age	34.6	34.7	34.7
Median Household Income	\$145,061	\$139,679	\$107,356
Average Household Income	\$160,840	\$155,649	\$131,223



› LOCATION MAP



› CONTACT AND DISCLAIMER



PREPARED BY

Charlie Cummings

Founder & Managing Broker

720-583-5794 · charlie@innovate-cre.com

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