

96TH & TOWER RD

NEC 96th Ave & Tower Rd
Commerce City, CO 80022

18.1 AC
FUTURE RETAIL

TOWER RD 34,000 VPD

96TH AVE 11,000 VPD

Car Wash

Urgent Care

SITE

Future Retail

Future Retail

PACIFIC
DENTAL SERVICES™

SITE

RETAIL SPACE AVAILABLE

2,200 SF WITH DRIVE THRU | NEW CONSTRUCTION

Q4 2027 DELIVERY



PROPERTY HIGHLIGHTS



Premier Corner Visibility:

Central location with over 45,000 cars per day



Variety of Uses Allowed

2,200 SF Drive-thru end cap - limited Variety of Uses Allowed on use types



Strong Demographics

Excellent demographics in rapidly growing trade area

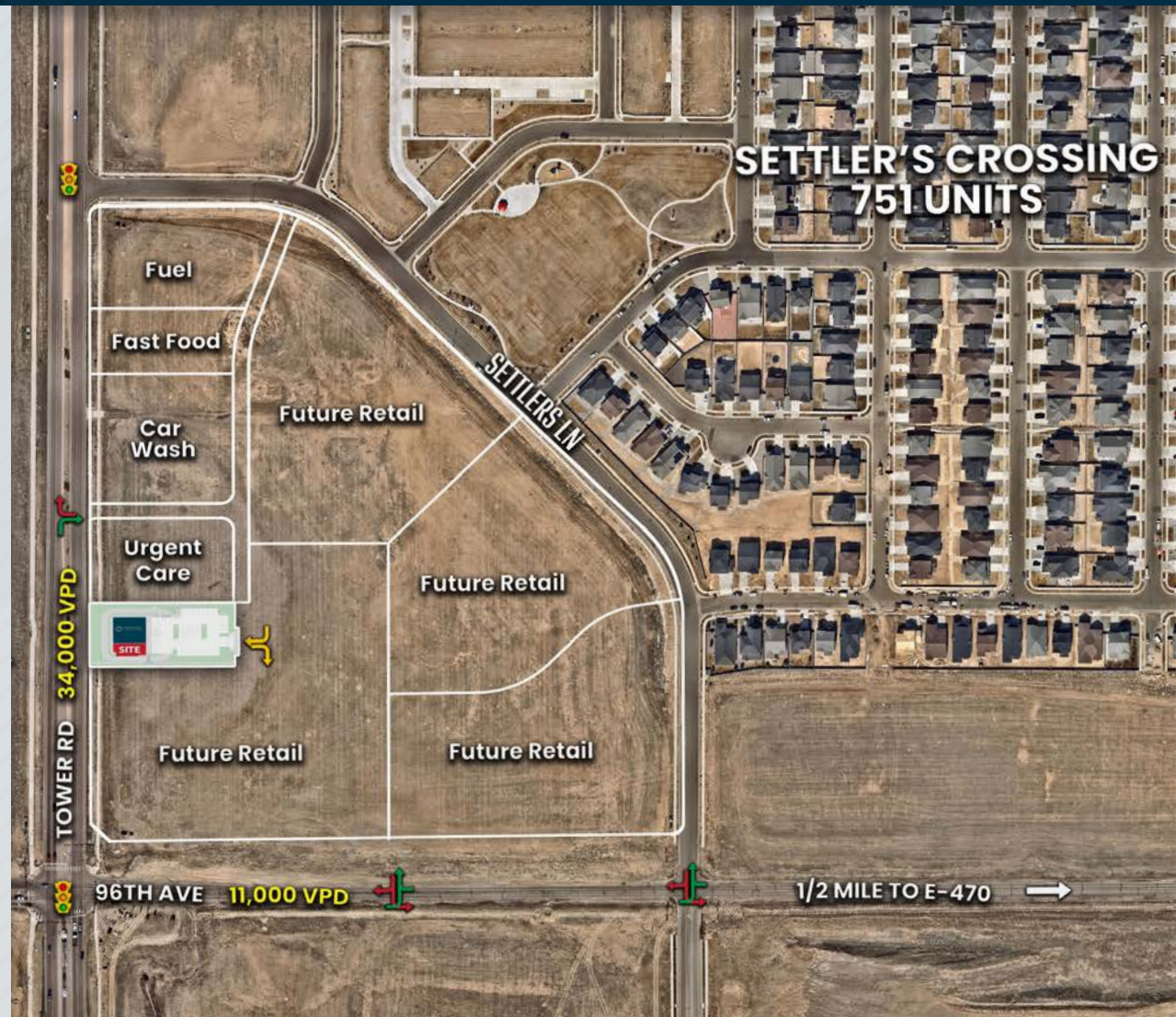


40,000 New Homes

recently completed or planned

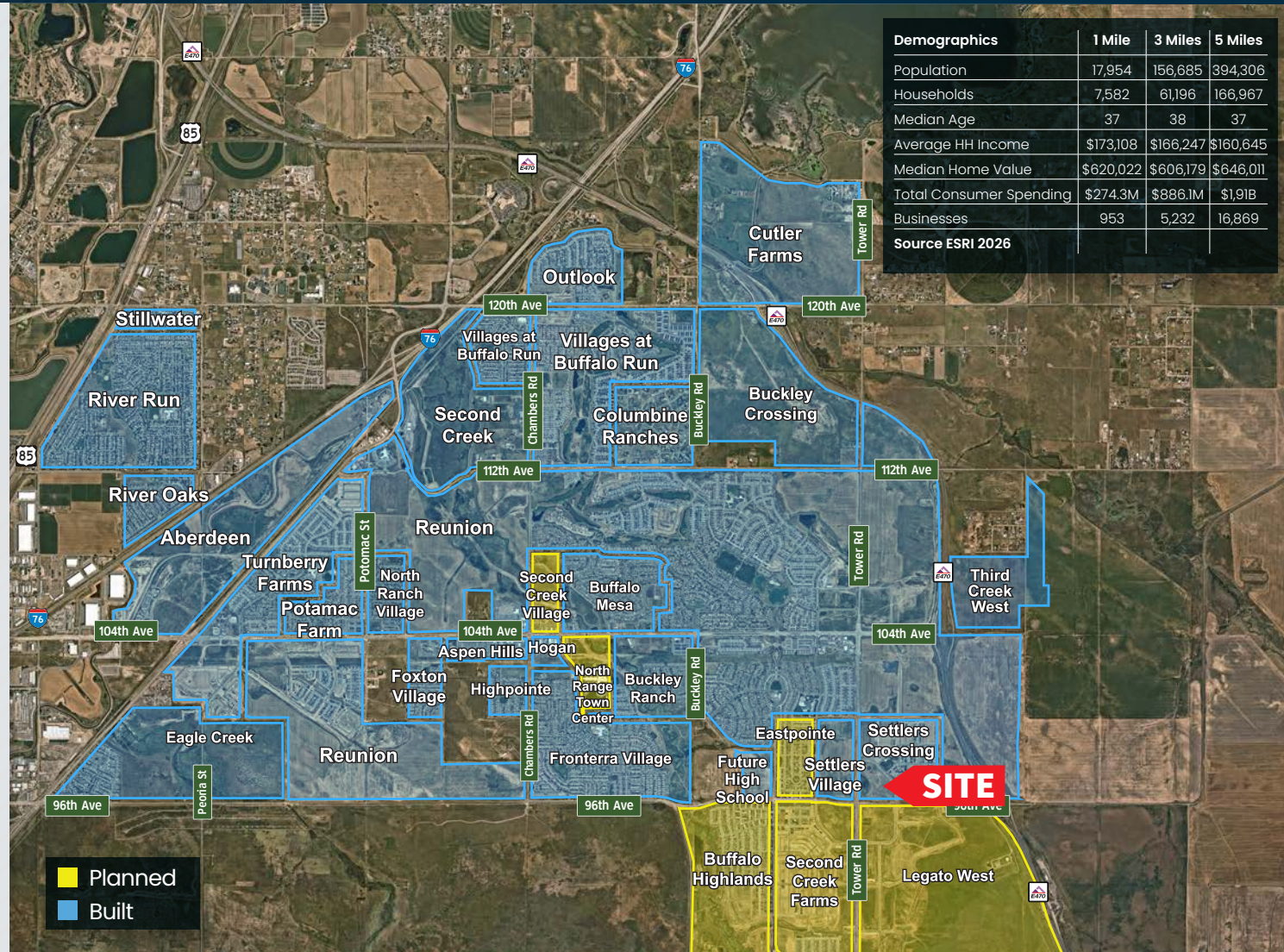


Q4 2027 Delivery



NEIGHBORING COMMUNITIES

Aberdeen	2,101
Second Creek Village	988
Outlook	194
Cutler	3,072
Buckley Crossing	992
Columbine Ranches	60
Villages @ Buffalo Run	2,588
Reunion	15,315
Turnberry	2,225
Potomac Farm	417
North Range Village	272
Reunion	15,315
Foxton Village	542
Aspen Hills	191
Highpointe	102
Hogan	24
Second Creek Village	50
Buffalo Mesa	625
North Range Town Center	1,000
Buckley Ranch	670
Fronterra Village	1,957
Eastpoint @ Prairie Farm	412
Settler's Village	628
Settler's Crossing	751
Buffalo Highlands	513
Second Creek Farm	924
Legato West	3,538
*Total Homes	40,356





CONTACT:

SARAH ALFANO
+1 303 263 5362
sarah.alfano@jll.com

SAM ZAITZ
sam.zaitz@jll.com

Although information has been obtained from sources deemed reliable, neither Owner nor JLL makes any guarantees, warranties or representations, express or implied, as to the completeness or accuracy as to the information contained herein. Any projections, opinions, assumptions or estimates used are for example only. There may be differences between projected and actual results, and those differences may be material. The Property may be withdrawn without notice. Neither Owner nor JLL accepts any liability for any loss or damage suffered by any party resulting from reliance on this information. If the recipient of this information has signed a confidentiality agreement regarding this matter, this information is subject to the terms of that agreement.
©2026 Jones Lang LaSalle IP Inc. All rights reserved.

