

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 with flexible zoning accommodating multiple permitted use types



Strong Demographics

Excellent demographics in rapidly growing trade area

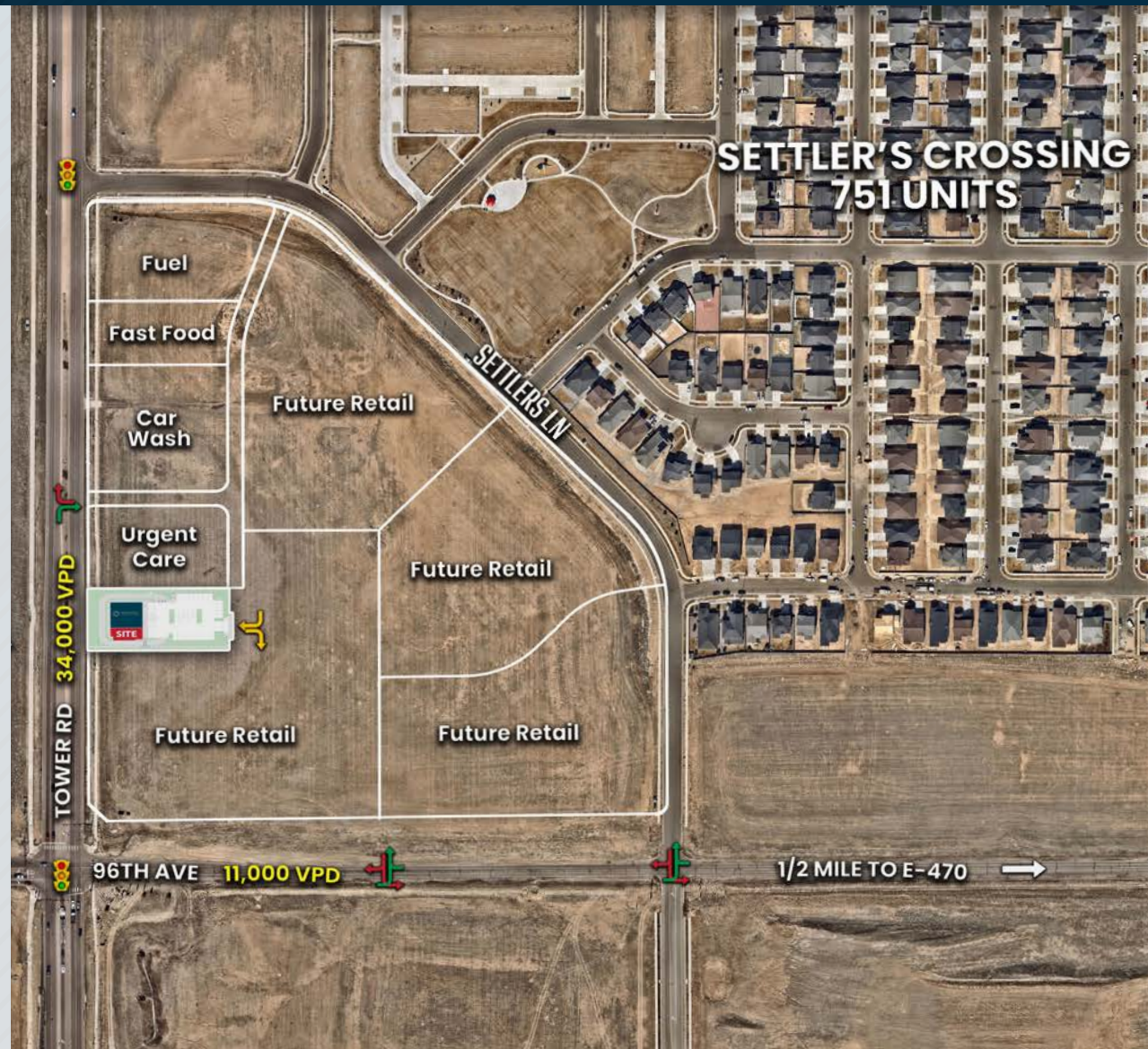


40,000 New Homes

Recently completed or planned

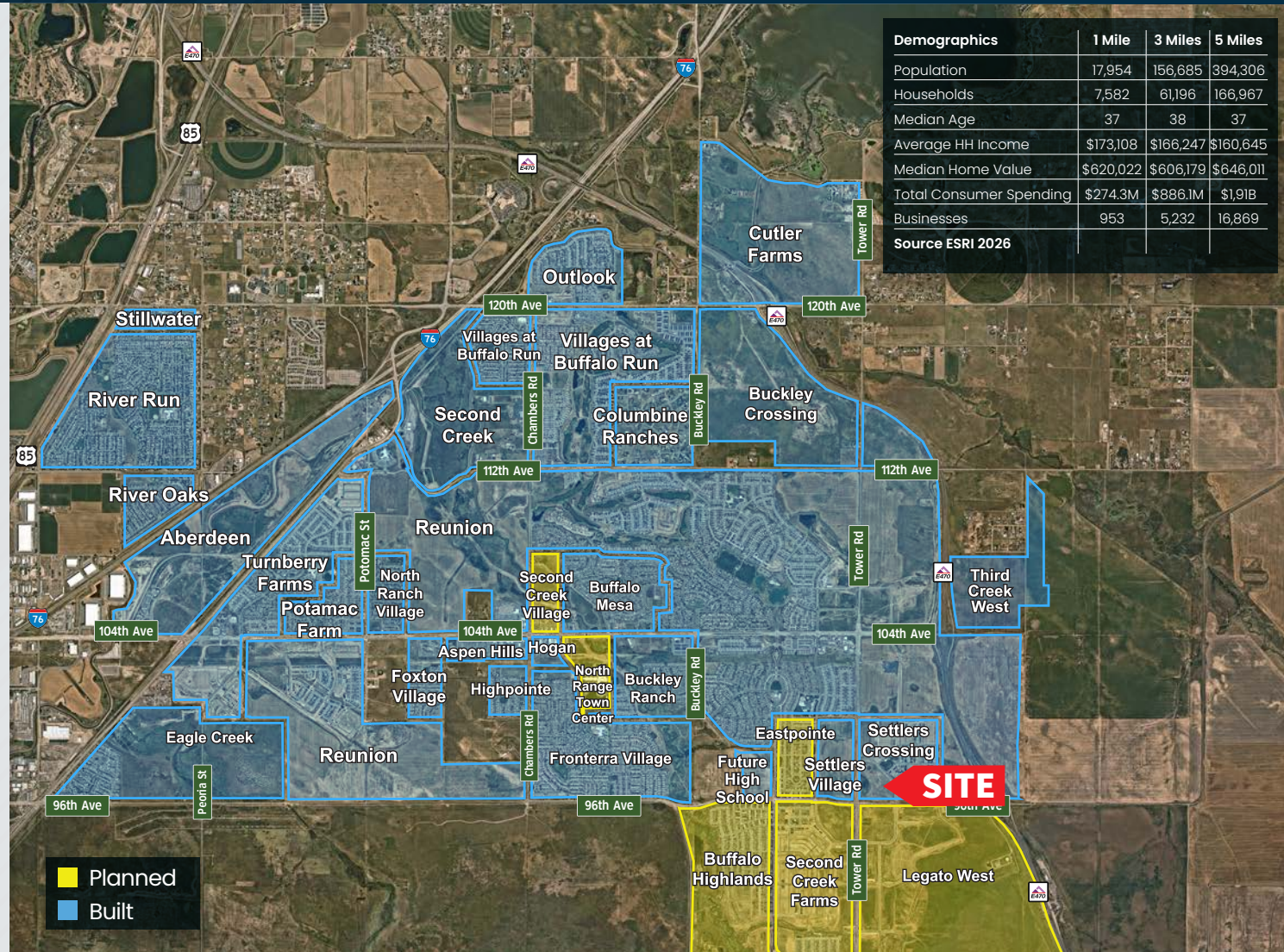


Q4 2027 Delivery



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





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