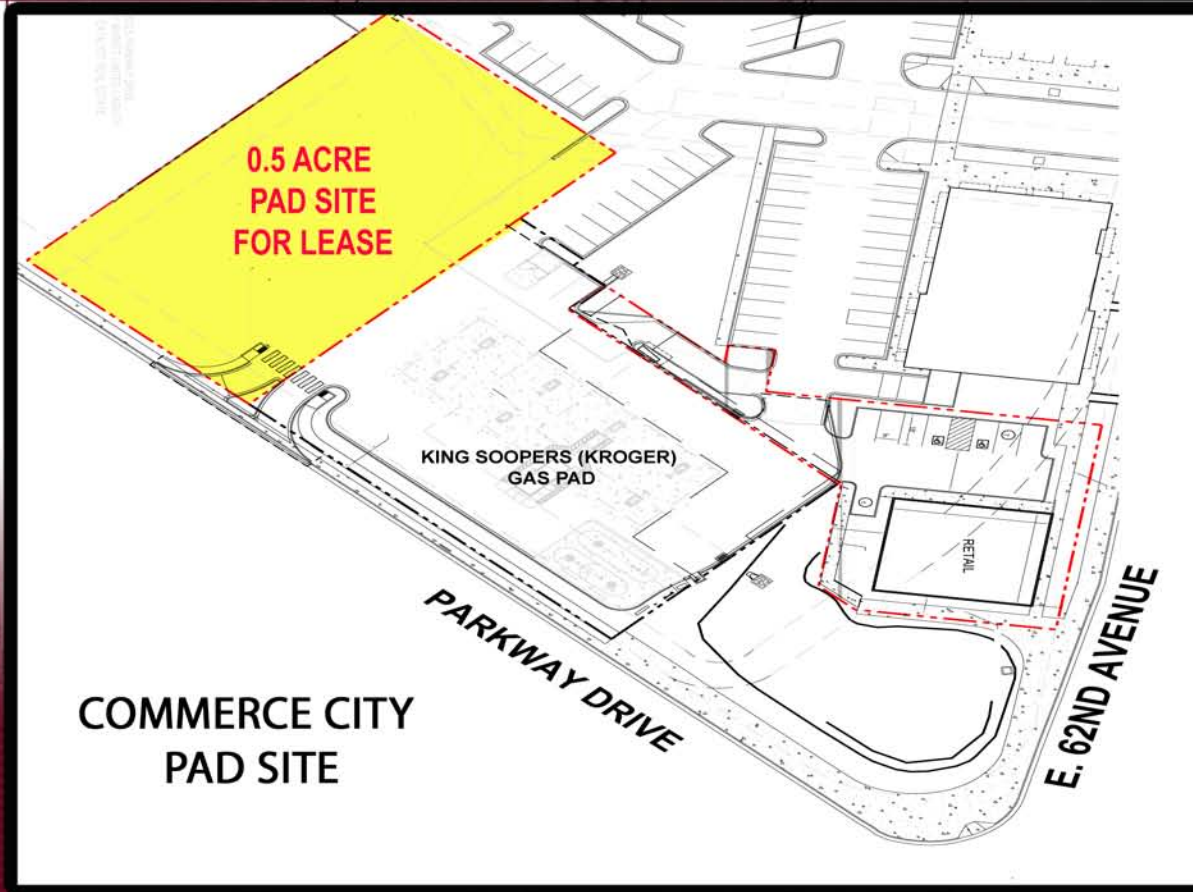


RETAIL
FOR LEASE OR BTS
0.5 ACRE PAD SITE

COMMERCE CITY PLAZA
4950 & 4970 E. 62ND AVENUE
COMMERCE CITY, CO 80022



1060 BANNOCK ST., SUITE 300
DENVER, COLORADO 80204
PHONE 303.592.7300
FAX 303.592.7305
WWW.AXIORE.COM



COMMERCE CITY PLAZA

KING SOOPERS ANCHORED CENTER LOCATED AT THE INTERSECTION OF US-85/ VASQUEZ BLVD. AND E. 62ND AVE. HALF MILE NORTH OF I-270
RETAIL PAD SITE AVAILABLE FOR LEASE AJACENT TO NEW KING SOOPER'S GAS PAD

TRAFFIC COUNT

35,809 VPD (US-85 & E. 62ND AVE.)

2016 DEMOGRAPHICS

POPULATION:

1 MILE

8,323

3 MILE

45,996

5 MILE

233,889

EMPLOYEES:

10,400

67,018

170,386

AVERAGE HH INCOME

\$50,225

\$54,942

\$74,535

AXIO COMMERCIAL REAL ESTATE REPRESENTS THAT IT HAS NOT MADE A PHYSICAL INSPECTION OF THE PROPERTY AND HAS NO ACTUAL KNOWLEDGE OF ANY DEFECTS IN THE PROPERTY EXCEPT AS IDENTIFIED IN WRITING TO THE BUYER. THE BUYER HAS BEEN ADVISED BY BROKER TO MAKE AN INVESTIGATION OF THE PROPERTY AT ITS OWN EXPENSE, WHICH INVESTIGATION SHOULD INCLUDE WITHOUT LIMITATION THE AVAILABILITY OF ACCESS, UTILITY SERVICES, ZONING, ENVIRONMENTAL RISKS, SOIL CONDITIONS, STRUCTURAL INTEGRITY AND MECHANICAL SYSTEMS.

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