

**RETAIL
FOR LEASE
2,000-3,907 SF**

**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



Tenants	Suite	Tenants
King Soopers	8	Great Clips
Work Wear Safety Shoes	9	Los Tamales
People Source Staffing	10	AVAILABLE - 3,907 SF
Liberty Tax	11	Commerce City Dental
Ace Cash	12	Rent-A-Center
Nail Salon	Pad 1	AVAILABLE - 0.5 ACRES

COMMERCE CITY PLAZA

KING SOOPERS ANCHORED CENTER LOCATED AT THE
INTERSECTION OF US-85/ VASQUEZ BLVD. AND E. 62ND AVE.
HALF MILE NORTH OF THE 270 INTERCHANGE.

**RETAIL SPACE IDEAL FOR
CELL PHONE, VET, URGENT CARE, OPTOMETRIST,
MATTRESS, INSURANCE/REAL ESTATE OFFICE**

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

2016 DEMOGRAPHICS:	1 MILE	3 MILE	5 MILE
POPULATION:	8,323	45,996	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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