

FOR SALE · COMMERCIAL LAND · COMMERCE CITY, COLORADO

104th Ave & Kittredge Land

16060 E 104th Ave, Commerce City, CO 80022

LAND AREA	ZONING	E 104TH AVE	ASKING PRICE
±0.9321 AC	PUD	20,291	$650,000
40,602 SF	Commercial	Vehicles per day	For sale

TOWER REALTY PARTNERS

ASKING PRICE

$650,000

CONTACT

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Property Overview

FOR SALE

THE DETAILS

ASKING PRICE	**$650,000**
LAND AREA	±0.9321 AC / 40,602 SF
ADDRESS	16060 E 104th Ave
CROSS STREETS	NEC E 104th Ave & Kittredge St
LEGAL	Lot 1, Block 19, Buffalo Mesa Subdivision
ZONING	PUD (commercial)
CITY / COUNTY	Commerce City / Adams County
E 104TH AVE TRAFFIC	20,291 VPD
KITTREDGE ST TRAFFIC	2,857 VPD
CONDITION	Vacant, unimproved

A hard corner on the 104th Avenue retail corridor, zoned PUD commercial and ready for ground-up development.

PROPERTY HIGHLIGHTS

- **Hard corner, full movement.** Northeast corner of E 104th Ave and Kittredge St, with frontage on three sides: 104th Ave, Kittredge St and E 104th Pl.
- **Flexible PUD commercial zoning.** Supports retail, restaurant, medical, office and service uses, including drive-through restaurants and a fuel station with car wash.
- **Between two retail hubs.** Sits between 104th & Chambers and 104th & Tower, directly across from Reunion Marketplace Center.
- **Visibility and traffic.** 20,291 vehicles per day pass the site on E 104th Ave.
- **Rooftops and income.** 41,400 residents and a $164,753 average household income within three miles (Esri, 2025).
- **Regional access.** About 17 minutes to Denver International Airport, with connections to E-470, Peña Blvd and I-76.

PUD ZONING: PERMITTED COMMERCIAL USES

- General offices
- Medical and dental offices
- Retail sales and service
- Grocery stores
- Department stores
- Pharmacies
- Restaurants, including drive-through
- Liquor stores
- Cinemas and movie theaters
- Gas station with car wash

Uses listed from the property's PUD. Buyer to verify all uses with the City of Commerce City.

Site Aerial

NEC E 104TH AVE & KITTREDGE ST



FRONTAGE

E 104th Ave and Kittredge St, with E 104th Pl along the north boundary.

ACCESS

Full-movement intersection at E 104th Ave and Kittredge St serving the corner.

TRAFFIC COUNTS

E 104th Ave: 20,291 VPD. Kittredge St: 2,857 VPD.

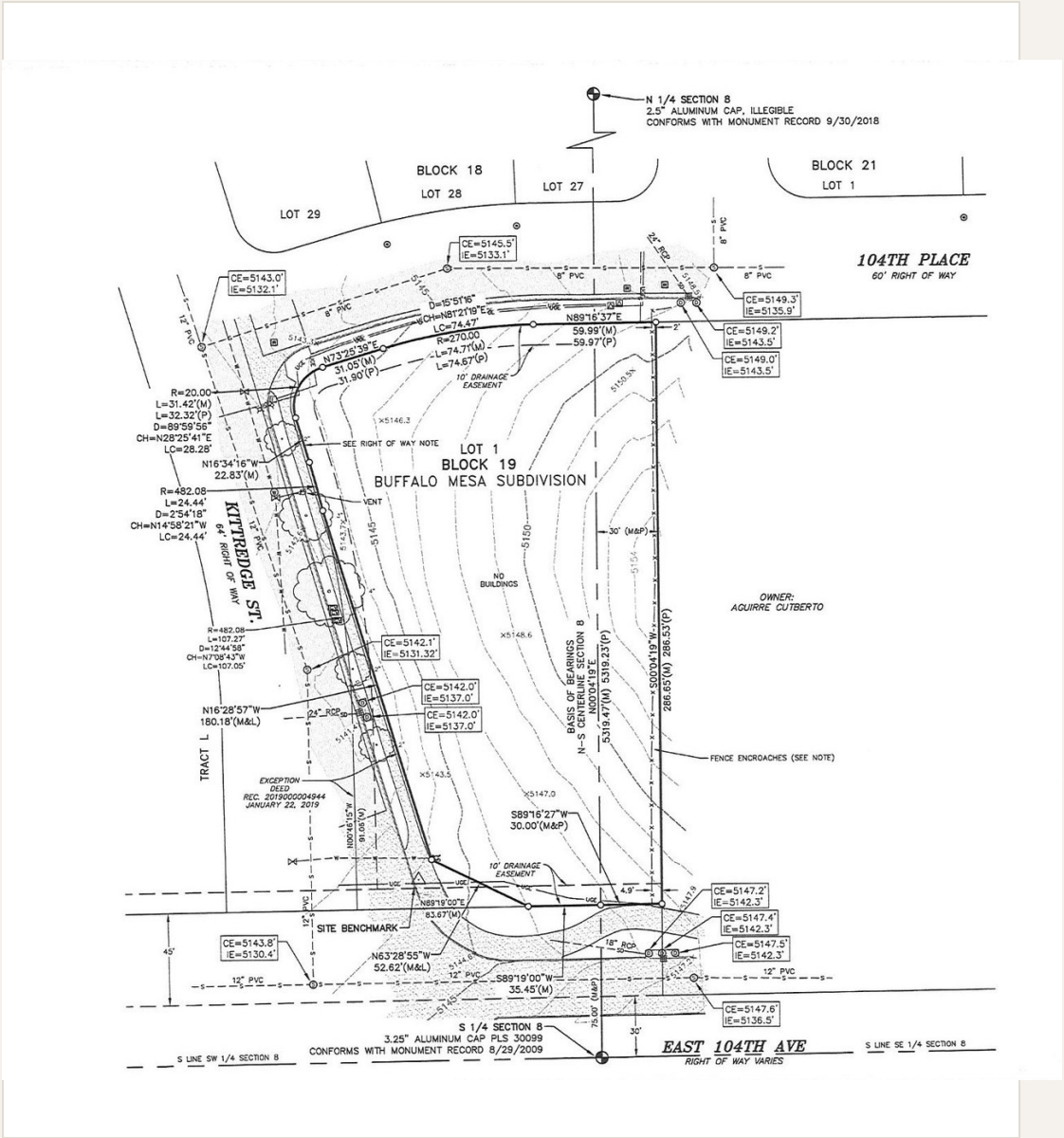
CONDITION

Vacant, unimproved land with no existing buildings.

LAND AREA	ZONING	ASKING PRICE
±0.9321 AC / 40,602 SF	PUD, commercial	$650,000

Survey

LOT 1, BLOCK 19, BUFFALO MESA SUBDIVISION



PARCEL NOTES

- **Legal description.** Lot 1, Block 19, Buffalo Mesa Subdivision, Commerce City, Adams County, Colorado.
- **Boundaries.** ±0.9321 acres (40,602 SF) bounded by E 104th Ave to the south, Kittredge St to the west and E 104th Pl to the north.
- **Clean site.** No existing buildings, suited to ground-up development or build-to-suit.
- **Utilities.** Sewer lines and storm improvements are noted in the adjacent rights-of-way.
- **Easements.** 10' drainage easements are noted along portions of the north and south boundaries.

Reproduced from a prior improvement survey for reference only. Dimensions, easements, encroachments and utility locations to be verified by the buyer through a current survey and title commitment.

LAND AREA	ASKING PRICE
±0.9321 AC	$650,000

Trade Area Aerial

104TH AVE RETAIL CORRIDOR



ADJACENT RETAIL

Reunion Marketplace Center: King Soopers, Ace Hardware and McDonald's.

NEIGHBORING USERS

Dutch Bros, Wendy's, Walgreens, O'Reilly, PNC, Taco Bell, Dollar Tree, Dunkin'.

SCHOOLS

Rocky Mountain Lutheran High School, Stuart Middle School, Landmark Academy at Reunion.

CORRIDOR TRAFFIC

20,291 VPD at the site; 7,600 VPD on Chambers Rd south of 104th Ave.

Regional Map

NORTH DENVER / COMMERCE CITY



AIR ACCESS

About 17 minutes to Denver International Airport via E-470 and Peña Blvd.

HIGHWAY ACCESS

Connections to E-470, I-76 and Highway 85.

RETAIL CONTEXT

Near Prairie Center, Palizzi Marketplace and Mission Trace North.

REGIONAL TRAFFIC

134,712 VPD on Peña Blvd and 46,000 VPD on Highway 85.

Demographics

2025 ESTIMATES · SOURCE: ESRI

	POPULATION	DAYTIME POPULATION	HOUSEHOLDS	AVG. HOUSEHOLD INCOME
3 MILE RADIUS	41,400	26,109	12,948	$164,753
5 MILE RADIUS	55,622	40,857	17,748	$153,812
7 MILE RADIUS	160,234	117,937	50,637	$138,062

E 104TH AVE TRAFFIC	KITTREDGE ST TRAFFIC	3-MILE AVG. HH INCOME
20,291 VPD	2,857 VPD	$164,753

TRADE AREA SNAPSHOT

The site sits on the 104th Avenue retail corridor, among established and growing neighborhoods and directly across from Reunion Marketplace Center. Average household income within three miles is $164,753, higher than the five- and seven-mile figures, and 26,109 people work or spend the day within three miles. That mix supports daily-needs retail, quick-service restaurants, medical and service uses.

ANCHORED RETAIL

Reunion Marketplace Center: King Soopers, Ace Hardware, McDonald's and shop space.

SCHOOLS

Rocky Mountain Lutheran High School, Stuart Middle School, Landmark Academy at Reunion.

AIRPORT ACCESS

About 17 minutes to Denver International Airport via E-470 and Peña Blvd.

NEIGHBORING USERS

Dutch Bros, Wendy's, Walgreens, O'Reilly, Taco Bell, Dunkin'.

Demographics: Esri, 2025 estimates. Traffic counts per Esri and publicly available data. All figures are estimates and should be independently verified.

TOWER
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FOR MORE INFORMATION, CONTACT

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