



**6454 E. 72nd Pl
Commerce City, CO 80022**

**COMMERCE CITY
RETAIL SITE**

www.paisano.com

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This great investment opportunity in the heart of the retail area located only a few hundred feet from 72nd and Highway 2 in Commerce City off 72nd and Monaco St. The retail location, currently home to Super Family Mart, is over 6,400 SQ FT and boasts retail and storage space. The parking spaces in front of the retail property are reserved for customers and there are additional diagonal public parking spaces at the street's edge. One of Commerce City's busiest areas, this opportunity is all about location!



6454 E 72ND PL.

LISTED BY PAISANO REALTY, INC.



LOCATION

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**6454 E 72nd Pl.
Commerce City, CO
80022**

- Just steps from 72nd & Monaco
- In heart of a busy retail area
- A short drive from Downtown Denver
- Easy highway access (CLOSE TO I-70 & I-76)
- Near one of Commerce City's busiest intersections



6454 East 72nd Place



PROPERTY FEATURES

| | |
|----------------|----------------------|
| Building Type: | General Retail |
| Built: | 1951 |
| Building Size: | 6,435 SQ FT |
| Land Acreage: | .17 Acres |
| Land Sq. Ft: | 7,480 SQ FT |
| Zoning: | C-3, Commerce City |
| Parcel: | 121-32-4-2-001 |
| Expenses: | 2017 Tax @ \$1.56/SF |





DENVER OVERVIEW

| | |
|-------------------------------|---|
| Date Founded: | November 17, 1858 |
| Date Incorporated: | November 7, 1861 |
| Population: | 501,700 |
| Land Area: | 154.63 SQ MI |
| Elevation: | 5,280 FT |
| Average Annual Rainfall: | 15.4 IN |
| Average Annual Snowfall: | 55.4 IN Average |
| Average February Temperature: | 33° F |
| Average August Temperature: | 72° F |
| Average Sunshine Days: | 300+ |
| Major Industries: | Communications Utilities Transportation |

Denver, the Mile High City is capital of Colorado and the unofficial capital of the Rocky Mountain West. It is a vibrant metropolis with 300 days of sunny skies annually and a youthful, happy feel. Maybe that's because Colorado is considered the healthiest state in the nation.

(Source: Chris Meehan • MileHighCity.com)



COMMERCE CITY

RETAIL

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Commerce City, CO 80022

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