

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



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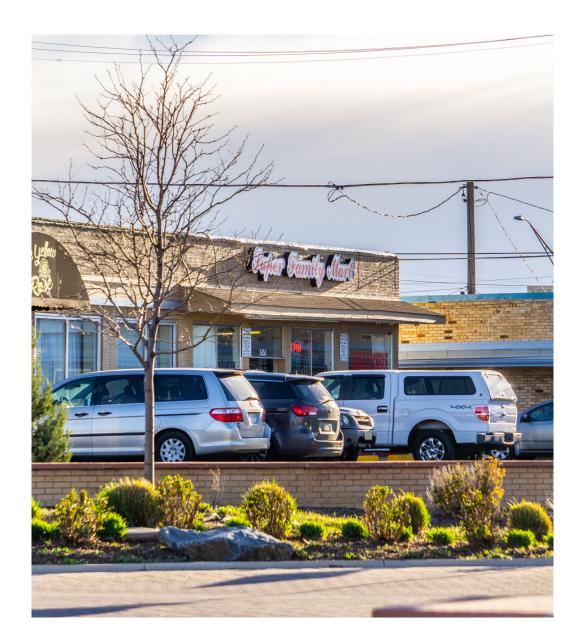
**Denver Overview** 

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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 diaganal public parling spaces at the street's edge. One of Commerce City's busiest areas, this opportunity is all about location!



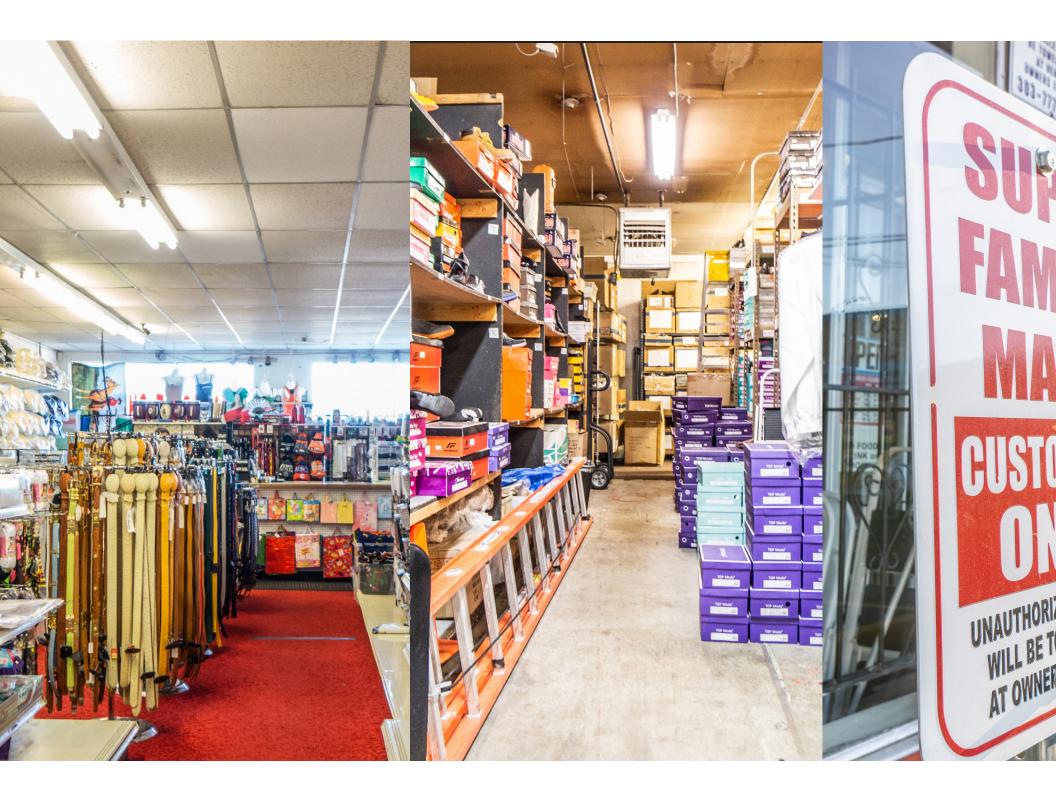


## LOCATION

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

- $\bullet$  Just steps from  $72 \text{nd}\,\&\,\text{Monaco}$
- 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





# **PROPERTY FEATURES**

Building Type:

Built:

Building Size:

Land Acreage:

Land Sq. Ft:

Zoning:

Parcel:

ED VEHICLES

OWED AWAY

Expenses:

**General Retail** 

1951

6,435 SQ FT

.17 Acres

7,480 SQ FT

C-3, Commerce City

121-32-4-2-001

2017 Tax @ \$1.56/SF









### **DENVER OVERVIEW**

Date Founded:
Date Incorporated:
Population:
Land Area:
Elevation:
Average Annual Rainfall:
Average Annual Snowfall:
Average February Temperature:
Average August Temperature:
Average Sunshine Days:
Major Industries:

November 17, 1858
November 7, 1861
501,700
154.63 SQ MI
<b>5,280</b> FT
15.4 IN
55.4 IN Average
<b>33</b> ° F
<b>72</b> ° F
300+
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.

### **COMMERCE CITY**

### RETAIL

6454 E 72nd Pl.

Commerce City, CO 80022

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#### FOR INQUIRIES

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