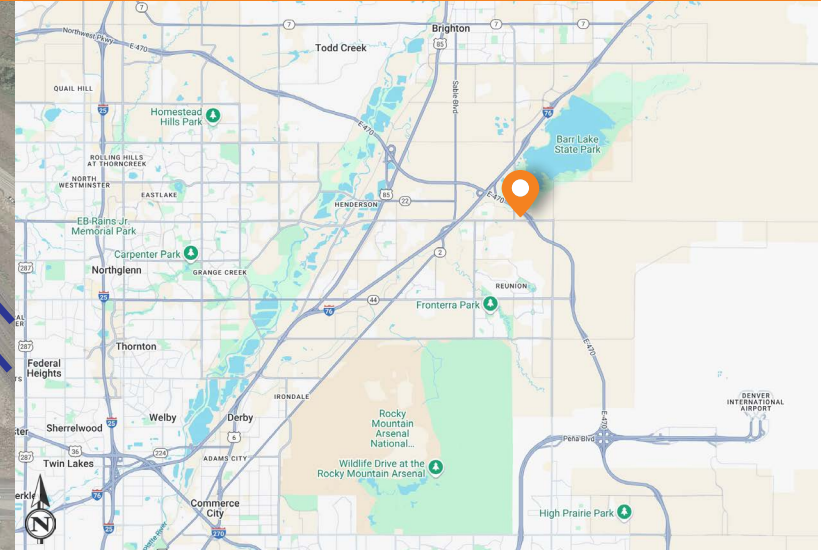
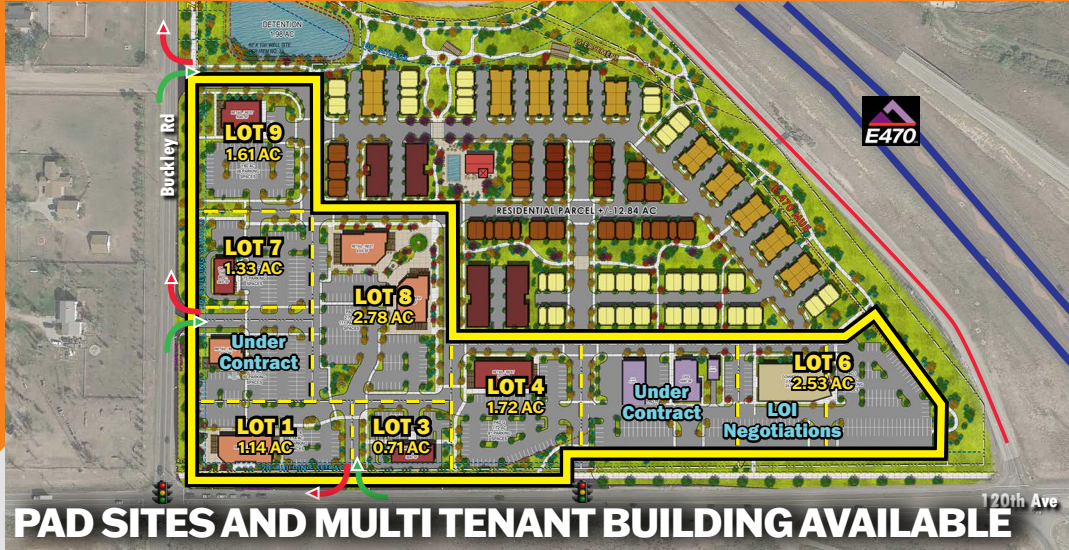


# ONE BUCKLEY

NEC OF EAST 120TH AVENUE & BUCKLEY ROAD - COMMERCE CITY, CO



## AVAILABLE

- High visibility pad sites available for Sale, Built-to-Suit or Ground Lease at the northeast corner of 120th Avenue and Buckley Road.
- 8,000 SF Multi tenant building available for lease.

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## PROPERTY HIGHLIGHTS

- Future High Plains Parkway to replace Tower Road as main north/south thoroughfare. Realignment will run north of 104th Ave to 120th Ave, tying into Buckley Road at 120th Avenue. (Estimated completion is 2027)
- Excellent pad sites for drive thru fast food, coffee, gas station, financial institution, office, medical/urgent care facility, child care and more!
- 21,703 CPD on 120th Ave East of Buckley Road and 14,657 CPD on Buckley Road North of 120th Avenue. 120th Avenue has an E-470 Interchange.
- Excellent opportunity in high growth, under-served trade area.

## TRAFFIC COUNTS

<b>On 120th Ave east of Buckley Rd</b>	21,703 CPD
<b>On Lincoln Ave east of I-25</b>	14,657 CPD
<b>On E-470 north of 120th Ave</b>	46,505 CPD
<b>On E-470 south of 120th Ave</b>	47,701 CPD

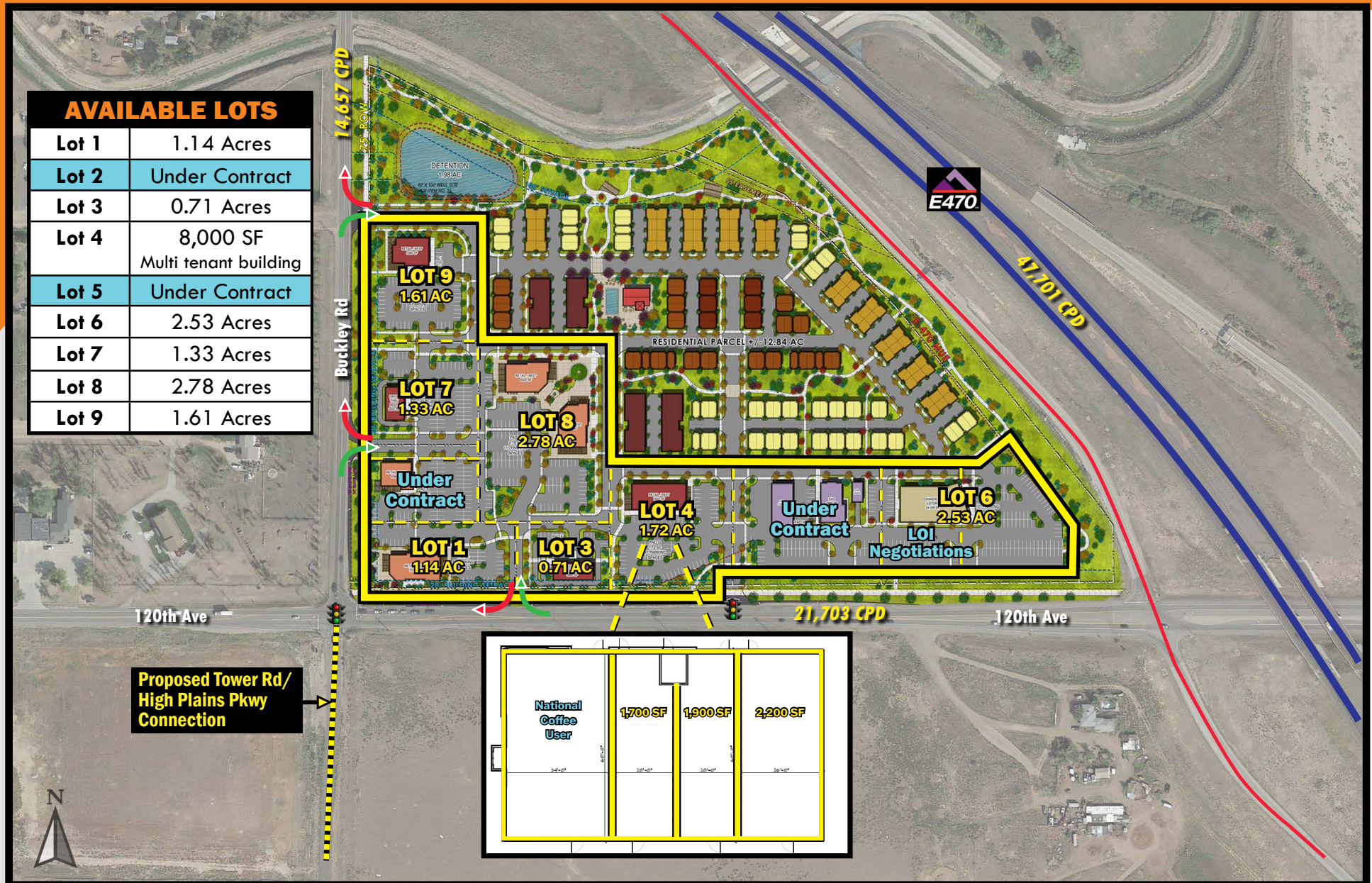
Source: CDOT 2025

DEMOGRAPHICS	3 MILE	5 MILE	7 MILE
<b>POPULATION</b>	31,743	69,437	120,996
<b>AVERAGE HH INCOME</b>	\$171,235	\$146,398	\$145,998
<b>BUSINESSES</b>	612	1,882	3,510
<b>EMPLOYEES</b>	3,520	14,035	26,973

Source: Applied Geographic Solutions, 2025 Estimates



# NEC OF EAST 120TH AVENUE & BUCKLEY ROAD - COMMERCE CITY, CO





# ONE BUCKLEY

NEC OF EAST 120TH AVENUE & BUCKLEY ROAD - COMMERCE CITY, CO

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