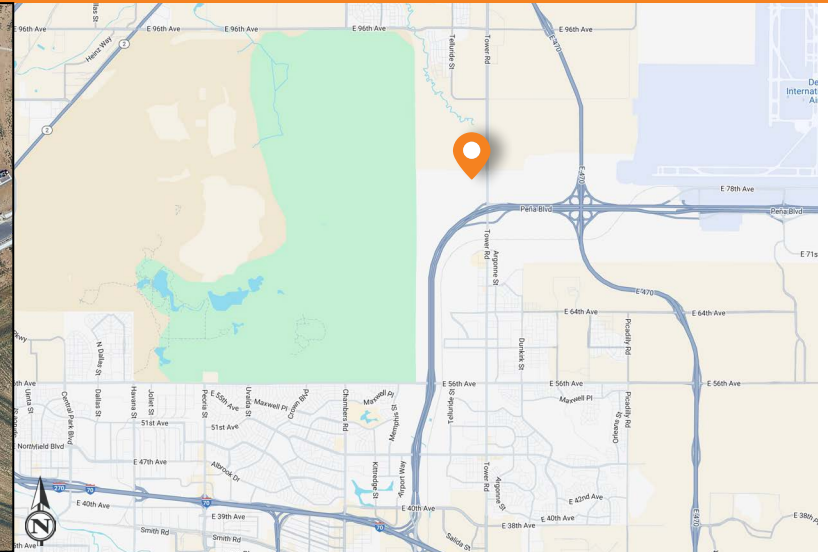
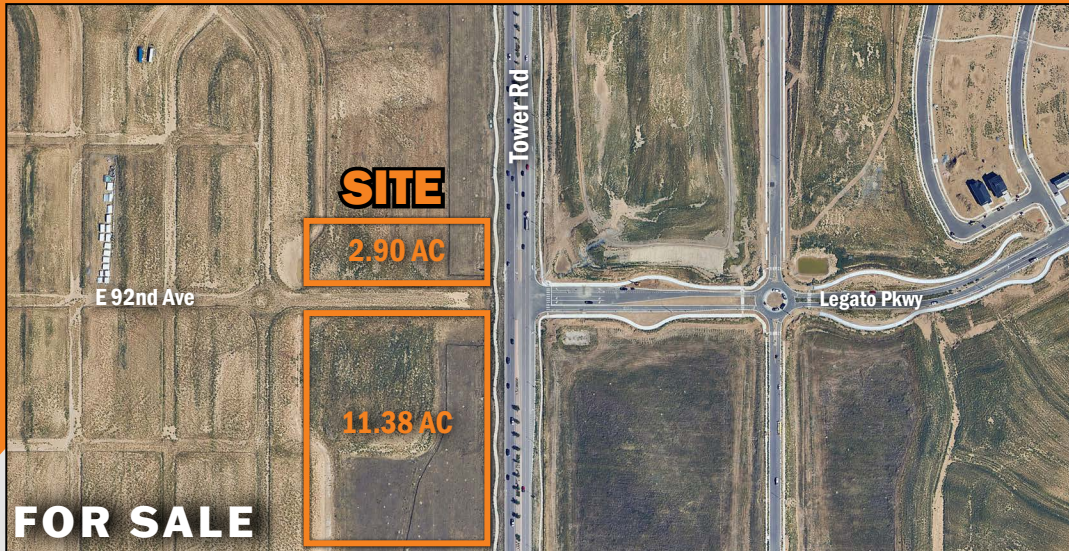


92ND AVE & TOWER RD

COMMERCE CITY, CO



AVAILABLE

2.90 AC & 11.38 AC

PROPERTY HIGHLIGHTS

- Excellent location, access & visibility.
- Zoning allows Commercial.
- Easy access to Tower Road, E-470 & Pena Boulevard.
- Located in a rapidly developing area.

TRAFFIC COUNTS

On Tower Rd North of 92nd Ave	29,036 CPD
On Tower Rd South of 92nd Ave	28,809 CPD

Source: CDOT 2025

NEARBY RETAILERS



DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
POPULATION	4,259	24,859	63,200
AVERAGE HH INCOME	\$144,877	\$172,333	\$146,435
BUSINESSES	29	495	1,160
EMPLOYEES	137	2,802	7,703

Source: Applied Geographic Solutions, 2025 Estimates

WOODY BOYD

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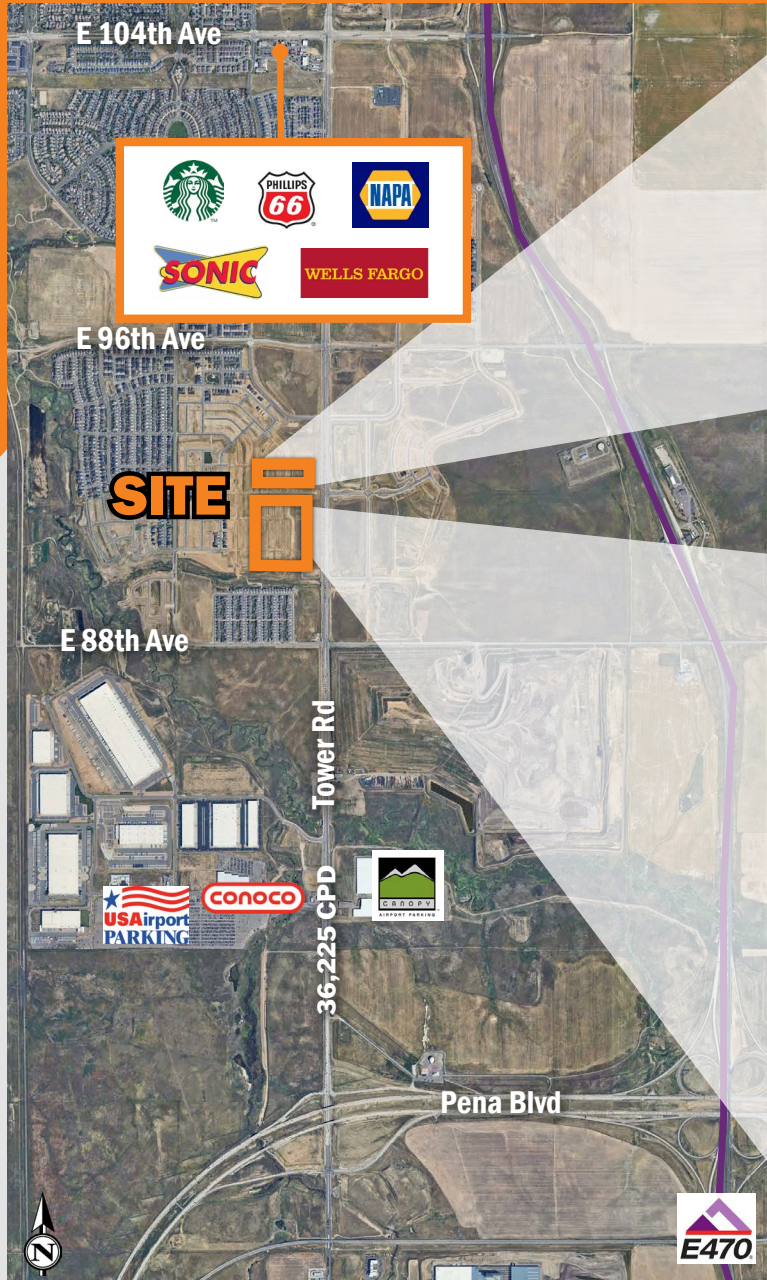
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92ND AVE & TOWER RD

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