

Aberdeen Crossing | New 38 Acre Development at 104th Ave & Highway 2, Commerce City, Colorado 80640



DISCLAIMER: The red-lined boundaries of all so noted here are only approximations, and therefore, are to be legally confirmed by survey.

LAND FOR SALE, LEASE, OR JOINT VENTURE | A BRIEF SUMMARY

Total Land Acreage: 38 Acres | **Plot Size Ranges:** 1.13 Acres - 38 Acres (sizes all negotiable)

County: Adams | **Submarket:** Northeast Denver | **Zoning:** Retail



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Aberdeen Crossing is a new development located in one of the fastest growing submarkets in the Denver area. Residential populations and housing have been exploding over the last few years, growing to over 8,400 existing homes and condos with an additional 26,600+ units already approved for development. Aberdeen Crossing is a convenient 13 miles away or 20 min to DIA and only a 25 min drive to downtown Denver. This area is attracting more companies including Cummins, a Fortune 500 diesel engine designer and manufacturer. Currently under construction, just 13 miles southeast of Aberdeen Crossing and within a few miles of DIA, is a 1.985 million sf, 1,500 room luxury development, the Gaylord Rockies Resort & Convention Center, that will bring upwards of 2,500 new fulltime jobs to the area upon its opening, slated for December 2018.

Bottomline: This area is hot. Become one of the few who will get in at today's pricing, *Where Opportunity Awaits.*

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at 104th Ave & Highway 2, Commerce City, Colorado 80640

Demographics Overview	1 Mile	3 Miles	5 Miles
Avg. Est. Population (2017)	3,665	27,380	72,173
2022 Pop. Projection	4,057	30,322	79,541
Growth 2010-2017 (2017)	21.32%	21.87%	17.62%
Avg. HH Income (2017)	\$99,676	\$105,426	\$102,105
Housing/Owner-Occupied (2017)	88.1%	85.1%	83.2%

Sources: CoStar Realty Information, Inc
EnviroNics/Claritas Pop-Facts Premier 2017

Est. Average Daily Traffic Count

E 104th Ave at Peoria St (2016) **E 17,940 VPD**
104th Ave at Revere St (2015) **21,542 VPD**

Source: DRCOG

Retail Stores, Snapshot	2017 Demand (\$)	2017 Supply (\$)
Total Retail Sales (incl. Food/Drink)	77,343,909	13,686,618
Supermarkets (& other Grocery stores)	8,307,026	375,645
General Merchandise	8,325,472	382,267
Full Service Restaurants	4,358,012	960,217
Family Clothing Stores	1,604,032	0
Home Centers (bldg material & garden)	3,105,316	0

Source: EnviroNics/Claritas Pop-Facts Premier 2017

104th Ave & Highway 2 | Additional Growth Information

The Northern Range of Commerce City currently has more than 8,400 completed residential units with an additional 26,600 units approved for future development. Just north of the **Aberdeen Crossing** development is a *\$45.2 million, 67,000 sf recreation project, the Second Creek Community Park and Recreation Center, which is currently under construction (note map on next page). In addition to the new Rec Center, the city is currently expanding Highway 2 into four lanes between E 112th Avenue and I-76 as well as the paving of E 112 Avenue and Potomac Street for improved access into the site.

Bottomline: This area is scorching hot. Join the few who will get in at today's pricing. Make your next choice **Aberdeen Crossing**, *Where Opportunity Awaits.*

*Source: Commerce City

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Exactly How “Hot” is This Area?

Expansion Projects Yield Potential Window of Opportunity for Lucky Few at Aberdeen Crossing

WESTSTAR > A new 38-acre retail development, **Aberdeen Crossing**, located in one of the fastest growing submarkets in the Denver area is now offering immediate finished or superpadded lots for sale, lease and/or a joint venture to the lucky few who come in at today’s pricing. Massive development projects in the surrounding areas have had major influences in exponentially expanding the market at a rapid pace. The following are only a few such examples.

FORTUNE 500, CUMMINS:

Less than a mile west of **Aberdeen Crossing**, a world-renowned diesel engine designer, manufacturer and distributor has a 78,000 sf facility employing a minimum of 71 new permanent employee jobs with an additional 40 to 70 more employees over the next five year span.

SECOND CREEK COMMUNITY PARK AND RECREATION CENTER:

One mile north of **Aberdeen Crossing**, a planned \$45.2 million development is currently under construction along with the expansion of Highway 2 to four lanes of traffic which opens up the sector to higher traffic demand.

GAYLORD ROCKIES RESORT & CONVENTION CENTER:

The largest project in the Colorado Front Range is currently under construction, approximately 13 miles southeast of **Aberdeen Crossing** in close proximity to Denver International Airport. When completed in December of 2018, the Gaylord Rockies Resort and Convention Center will boast a luxury 1,500-room hotel with more than a total of 1.965 million square feet of hotel, spa, four restaurants, retail, commercial and convention space, exhibit halls and ballrooms, an indoor/outdoor recreational park with pools, tennis courts, waterpark, and a convention center facility.

A Mortenson/WELBRO Joint Venture, this project has supported approximately 10,000 construction jobs according to Maja Rosenquist, Vice President and General Manager of Mortenson Construction. Further employment figures include 2,500 plus permanent jobs to staff the Gaylord development once it is completed.

This facility is slated to open in late 2018.



Further Economic Growth Profile

Commerce City is considered to be the fourth fastest growing city in Colorado. There are over 1,300 businesses ranging in scope and size from international to national corporations through smaller enterprises in various industries that help continue to promote growth in rising levels of population.

Such companies (and respective employees) as United Parcel Service (2,700), Shamrock Food (860), FedEx Freight Inc.(630), Suncor Energy USA Inc. (420), and Walmart (250) are but a few of the many that continue to help support the area in all facets of economic growth.

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**Sources: Commerce City Economic Development;
Colorado Department of Labor, Labor Market information 2016*

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Snapshot of Housing Development (alphabetical order)

1 Aberdeen	2101 entitled	70 C/O	47 total permits
2 Belle Creek	1054 entitled	55 C/O	84 total permits
3 Buffalo Run	2588 entitled	641 C/O	1094 total permits
4 Dunes	824 entitled	296 C/O	296 total permits
5 Eagle Creek	283 entitled	333 C/O	359 total permits
6 Foxton	542 entitled	231 C/O	231 total permits
7 Fronterra Village	1957 entitled	1491 C/O	1462 total permits
8 North Range Village	272 entitled	262 C/O	262 total permits
9 Potomac Farms	417 entitled	384 C/O	431 total permits
10 Reunion	15316 entitled	1697 C/O	2021 total permits
11 River Oaks	500 entitled	365 C/O	379 total permits
12 River Run	1195 entitled	1063 C/O	1192 total permits
13 Second Creek	983 entitled	0 C/O	0 total permits
14 Stillwater	223 entitled	207 C/O	210 total permits
15 The Village	361 entitled	281 C/O	284 total permits
16 Turnberry	2255 entitled	58 C/O	296 total permits

Additional | Housing Development

Aspen Hills	236 entitled	55 C/O	84 total permits
Buckley Crossing	992 entitled	0 C/O	0 total permits
Buckley Ranch	670 entitled	167 C/O	221 total permits
Buffalo Highlands	952 entitled	0 C/O	0 total permits
Buffalo Mesa	625 entitled	511 C/O	469 total permits
High Pointe Subdivision	102 entitled	124 C/O	128 total permits
Prairie Farm	284 entitled	0 C/O	91 total permits

Combined Total Housing Stats As of March 31, 2017

35,424 Entitled

8,395 Completed

*Source: Northern Range Housing Statistics, 3/31/2017

Cummins | (Diesel Engine Plant)
Gaylord Development | (short distance southwest of DIA; not shown on aerial)
Second Creek Community Park | (Approx \$45.2 million project)
and Recreation Center

Where Opportunity Awaits

Aberdeen Crossing

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