

Standalone Retail Pads

For Sale / Ground Lease / Build to Suit

CUSHMAN &
WAKEFIELD

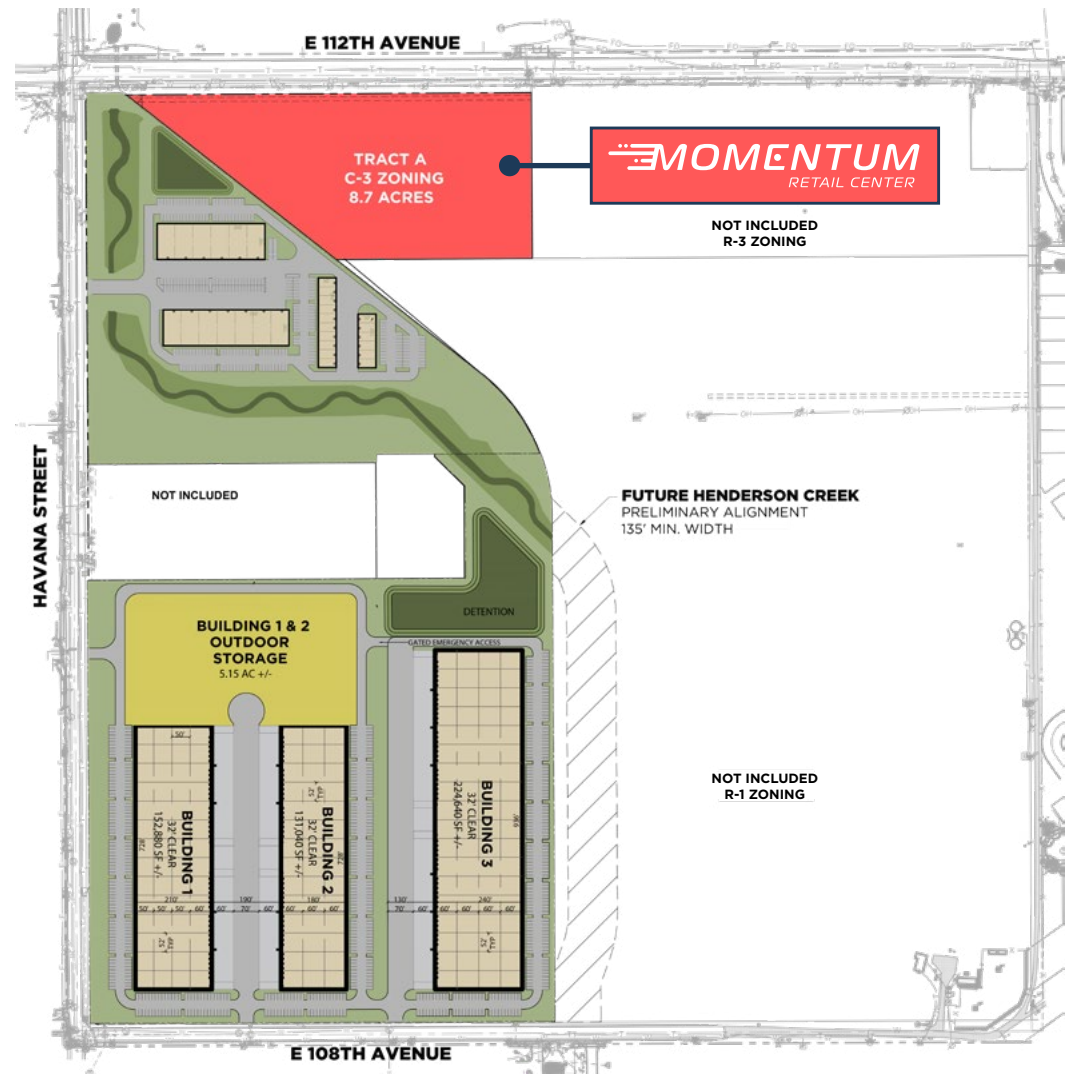


MOMENTUM
RETAIL CENTER

*SEC of Havana and E 112th Ave.
Commerce City, CO 80601*

Site Selection MADE EASY

Conveniently located along the I-76 corridor, Momentum Retail Center sits near the junction of I-76 and Highway 85 for maximum exposure and visibility. Boasting high traffic volumes and easy access via two freeway exits, this location also shares a neighborhood with over 1600 households within one mile, and is immediately adjacent to future residential development.



Opportunity Highlights:

- .5-8.7 ACRES STANDALONE RETAIL PADS
- FOR SALE, GROUND LEASE, OR BUILD TO SUIT **(CALL FOR PRICING)**
- WATER FOR DEVELOPMENT IN PLACE
- LOCATED JUST NORTH OF THE JUNCTION OF I-76 AND HWY 85

Ideally Located For:

- GAS STATION
- C-STORE
- LIQUOR STORE
- SELF-STORAGE
- CAR WASH
- FAST FOOD
- VEHICLE REPAIR MAJOR/MINOR
- MEDICAL

A Gateway to *OPPORTUNITY*



Site Details:

- Located in Adams County Enterprise Zone and Limon Foreign Trade Zone
- Competitive property tax mill levy
- Utilities in place: (pending from broker)

[View Approved Zoning Uses for C-3](#)



High Traffic. *HIGH VISIBILITY.*

The I-76 corridor is undergoing significant development thanks to its highway access, proximity to Denver's central core, and abundant nearby residences. Being here offers access to a large and growing population, as well as easy in and out access for travelers on surrounding highways.

DESTINATIONS:

Downtown Denver: 21 minutes (14 miles)
DEN: 23 minutes (15 miles)
Boulder: 37 minutes (31 miles)
Fort Collins: 1 hour (56 miles)
Colorado Springs: 1 hr 15 minutes (85 miles)

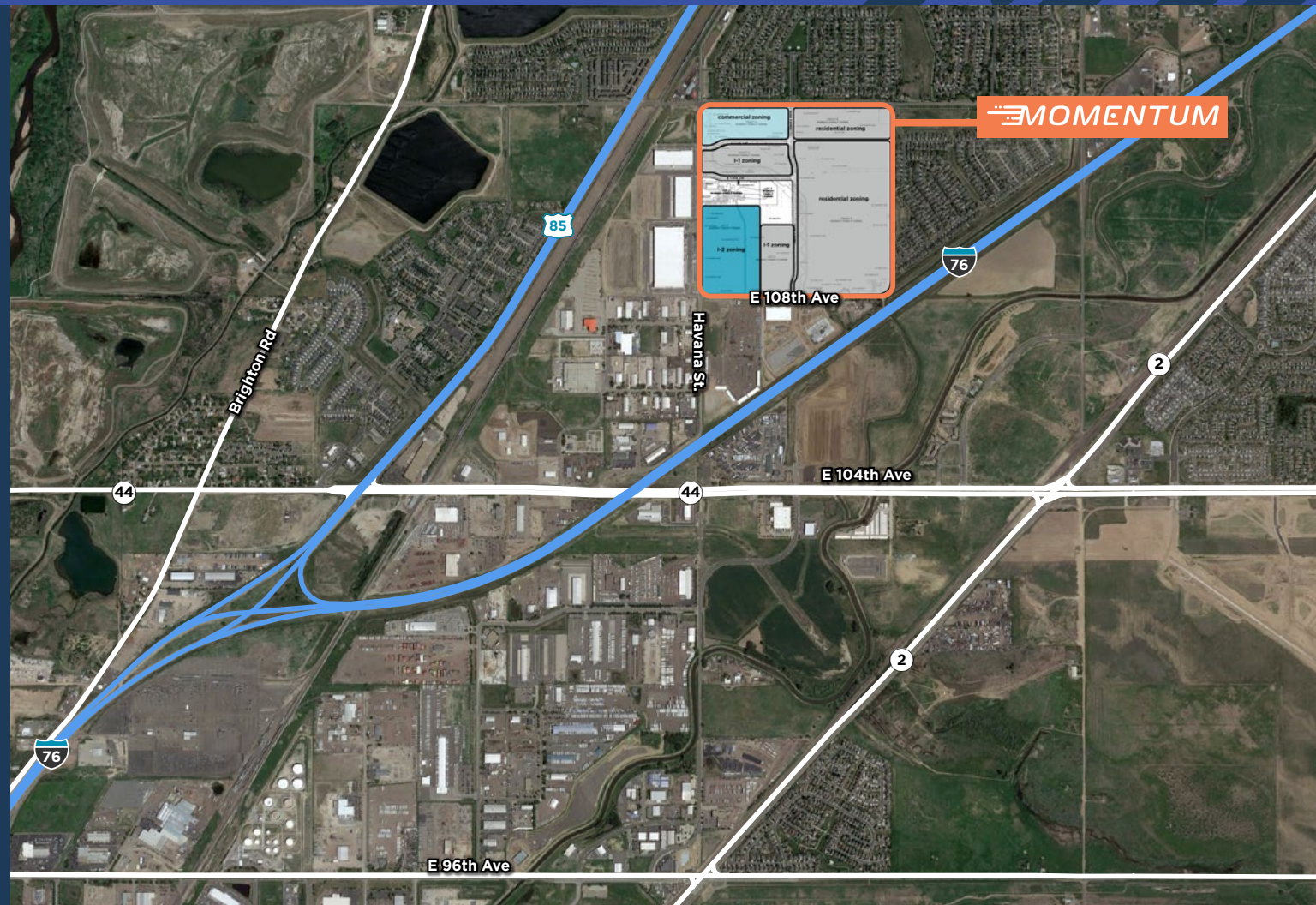
ACCESS:

I-25: 10 minutes (7 miles)
I-76: 7 minutes (4 miles)
Highway 85: 1 minute (0.5 mile)
E-470: 7 minutes (4 miles)
I-70: 18 minutes (16 miles)
I-25/I-80 junction: 1 hr, 20 minutes (92 miles)

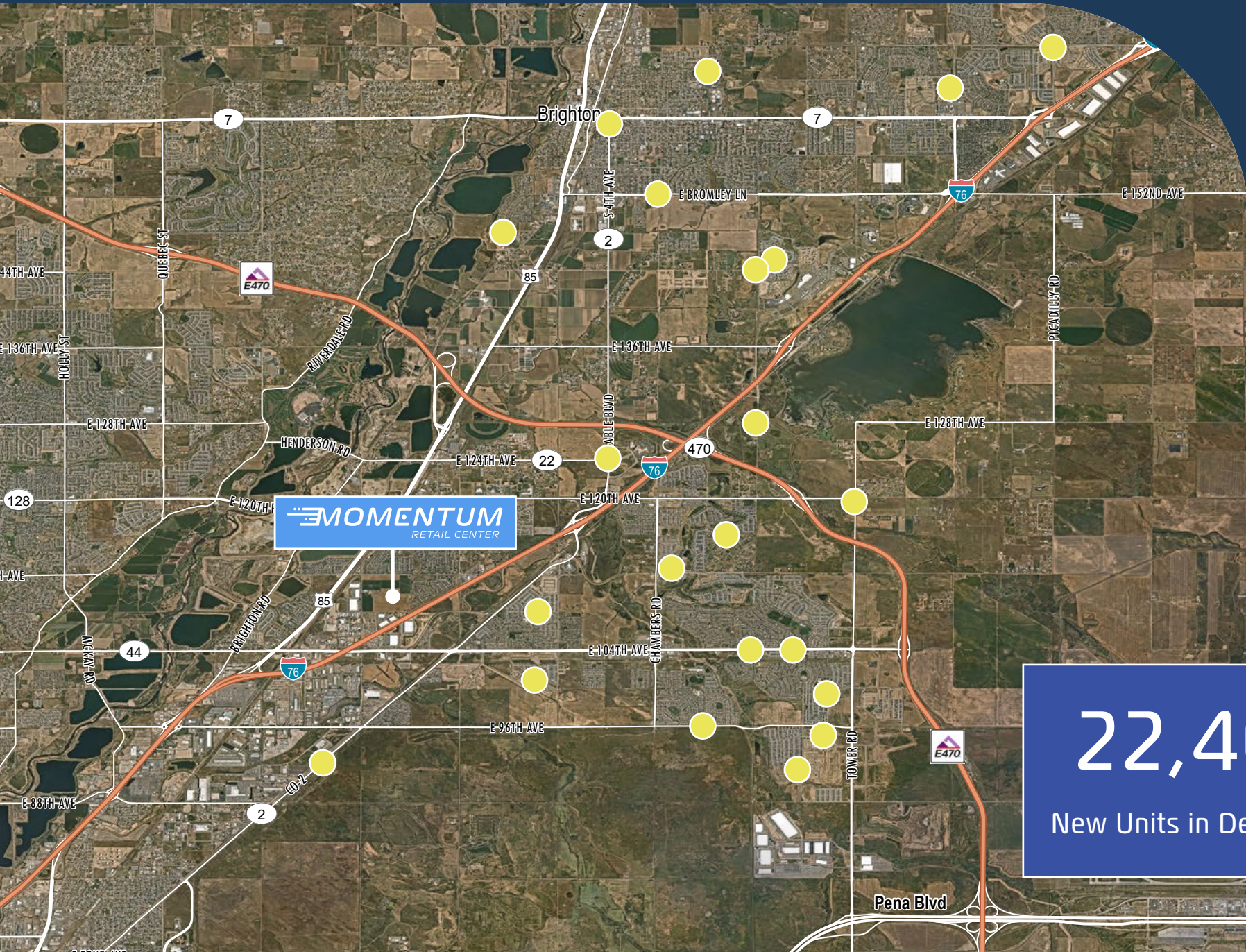
CLICK BELOW TO EXPLORE

LOCAL / REGIONAL
ACCESS & DRIVE TIMES

AMENITIES &
INFRASTRUCTURE



NEARBY RESIDENTIAL DEVELOPMENTS



22,400+
New Units in Development

Favorable *DEMOGRAPHICS*

Favorable demographics and limited retail options combine to make this a site full of opportunity for both investors and end users.

Population Statistics

	3-MILE RADIUS	5-MILE RADIUS
Total Population	29,095	121,446
Total Housing Units	9,369	40,375
Total Daytime Population	23,061	80,583
Average Household Income	\$131,262	\$144,431
Median Age	33.2	34.1

Traffic Counts

Hwy 85
46,000 VPD

I-76
33,000 VPD

Hwy 85 / 112th Ave exit
6,819 VPD

I-76 at the 120th Pkwy exit
11,904 VPD

Havana St and 112th
1,739 VPD

MOMENTUM

RETAIL CENTER

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ABOUT KARIS:

Karis develops industrial development sites, cold storage facilities, and data center development sites across key U.S. markets, delivering power-ready sites and infrastructure designed for logistics, distribution, and mission-critical operations. We build with purpose, execute with precision, and create lasting value.



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SEC OF HAVANA AND E 112TH AVE., COMMERCE CITY, CO 80601

