

TURNBERRY MARKETPLACE PAD – MOTIVATED SELLER FOR QUICK CLOSE

10431 Quari Ct., Commerce City, CO 80022



PROPERTY DESCRIPTION

High visibility retail pad in Turnberry Marketplace – one of the lowest priced commercial pads on 104th Avenue.

MOTIVATED SELLER FOR 60+/- DAY CLOSE!

PROPERTY HIGHLIGHTS

- High visibility to E. 104th Ave. and Hwy 2 with 1 full movement and 3/4 movement access points
- Join 7-Eleven, Conoco, Starbucks, Turnberry Liquors, Pour Tap House and Pet Clinic
- Rapidly growing underserved trade area- heavy residential and commercial growth in Reunion, Turnberry, Buffalo Run and Aberdeen neighborhoods
- Few opportunities available for commercial pads along E. 104th
- Use by right zoning will accelerate development with Commerce City
- Across the street from proposed national convenience & gas station and other retail pads, and other proposed residential developments

OFFERING SUMMARY

Sale Price Just Lowered:	\$250,000 OBO (\$7.97 PSF)
Lot Size:	0.72 Acres
Zoning:	PUD (Commerce City)

DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
2025 Population	5,867	35,041	89,229
2025 Households	1,739	10,920	27,963
Average household income	\$161,355	\$148,354	\$147,738
Businesses	152	722	1,504
Employees	960	7,136	15,476

* Demographics and Traffic Counts provided by CoStar

JEFFREY HIRSCHFELD, ED.D.

Antonoff & Co. Brokerage, Inc.
CO #ER001314346
303.454.5425
jhirschfeld@antonoff.com

CHARLES NUSBAUM

Antonoff & Co. Brokerage, Inc.
CO #EA040028301
303.454.5420
cnusbaum@antonoff.com

ANTONOFF
& CO. BROKERAGE INC.

The information above was obtained from sources we deem reliable; however, no warranty or representation, expressed or implied, is made as to the accuracy of the information contained herein. Any reliance on this information is solely at your own risk.

TURNBERRY MARKETPLACE PAD – MOTIVATED SELLER FOR QUICK CLOSE

10431 Quari Ct., Commerce City, CO 80022



JEFFREY HIRSCHFELD, ED.D.
 Antonoff & Co. Brokerage, Inc.
 CO #ER001314346
 303.454.5425
 jhirschfeld@antonoff.com

CHARLES NUSBAUM
 Antonoff & Co. Brokerage, Inc.
 CO #EA040028301
 303.454.5420
 cnusbaum@antonoff.com



The information above was obtained from sources we deem reliable; however, no warranty or representation, expressed or implied, is made as to the accuracy of the information contained herein. Any reliance on this information is solely at your own risk.

TURNBERRY MARKETPLACE PAD – MOTIVATED SELLER FOR QUICK CLOSE

10431 Quari Ct., Commerce City, CO 80022



JEFFREY HIRSCHFELD, ED.D.
 Antonoff & Co. Brokerage, Inc.
 CO #ER001314346
 303.454.5425
 jhirschfeld@antonoff.com

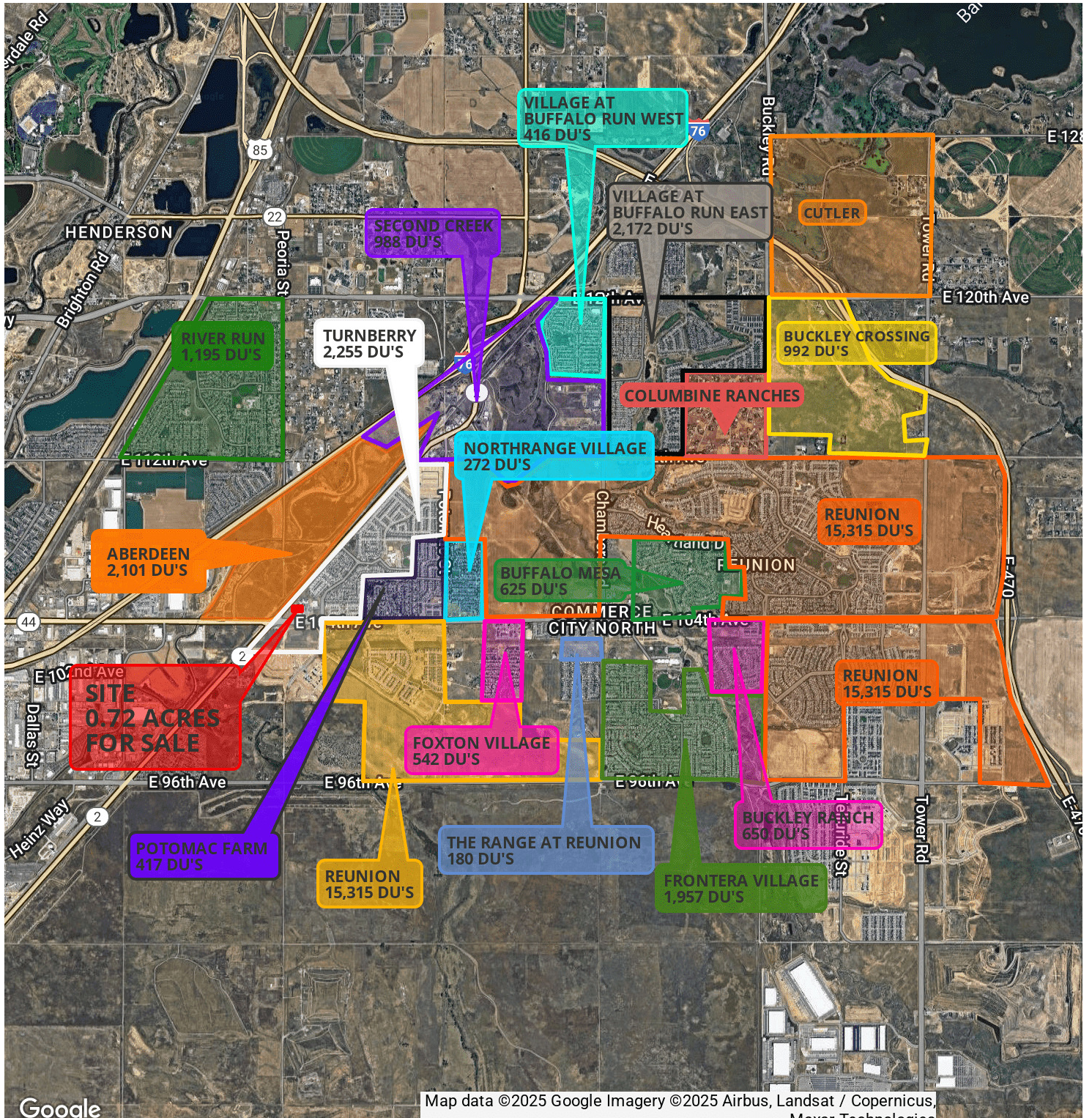
CHARLES NUSBAUM
 Antonoff & Co. Brokerage, Inc.
 CO #EA040028301
 303.454.5420
 cnusbaum@antonoff.com



The information above was obtained from sources we deem reliable; however, no warranty or representation, expressed or implied, is made as to the accuracy of the information contained herein. Any reliance on this information is solely at your own risk.

TURNBERRY MARKETPLACE PAD – MOTIVATED SELLER FOR QUICK CLOSE

10431 Quari Ct., Commerce City, CO 80022



JEFFREY HIRSCHFELD, ED.D.
 Antonoff & Co. Brokerage, Inc.
 CO #ER001314346
 303.454.5425
 jhirschfeld@antonoff.com

CHARLES NUSBAUM
 Antonoff & Co. Brokerage, Inc.
 CO #EA040028301
 303.454.5420
 cnusbaum@antonoff.com



The information above was obtained from sources we deem reliable; however, no warranty or representation, expressed or implied, is made as to the accuracy of the information contained herein. Any reliance on this information is solely at your own risk.

DIFFERENT BROKERAGE RELATIONSHIPS ARE AVAILABLE WHICH INCLUDE SELLER AGENCY, BUYER AGENCY OR TRANSACTION-BROKERAGE.

BROKERAGE DISCLOSURE TO BUYER DEFINITIONS OF WORKING RELATIONSHIPS

Seller's Agent: A seller's agent works solely on behalf of the seller to promote the interests of the seller with the utmost good faith, loyalty and fidelity. The agent negotiates on behalf of and acts as an advocate for the seller. The seller's agent must disclose to potential buyers all adverse material facts actually known by the seller's agent about the property. A separate written listing agreement is required which sets forth the duties and obligations of the broker and the seller.

Buyer's Agent: A buyer's agent works solely on behalf of the buyer to promote the interests of the buyer with the utmost good faith, loyalty and fidelity. The agent negotiates on behalf of and acts as an advocate for the buyer. The buyer's agent must disclose to potential sellers all adverse material facts actually known by the buyer's agent, including the buyer's financial ability to perform the terms of the transaction and, if a residential property, whether the buyer intends to occupy the property. A separate written buyer agency agreement is required which sets forth the duties and obligations of the broker and the buyer.

Transaction-Broker: A transaction-broker assists the buyer or seller or both throughout a real estate transaction by performing terms of any written or oral agreement, fully informing the parties, presenting all offers and assisting the parties with any contracts, including the closing of the transaction, without being an agent or advocate for any of the parties. A transaction-broker must use reasonable skill and care in the performance of any oral or written agreement and must make the same disclosures as agents about all adverse material facts actually known by the transaction-broker concerning a property or a buyer's financial ability to perform the terms of a transaction and, if a residential property, whether the buyer intends to occupy the property. No written agreement is required.

Customer: A customer is a party to a real estate transaction with whom the broker has no brokerage relationship because such party has not engaged or employed the broker, either as the party's agent or as the party's transaction-broker.

RELATIONSHIP BETWEEN BROKER AND BUYER

Broker and Buyer referenced below have NOT entered into a buyer agency agreement. The working relationship specified below is for a specific property described as:

[10431 Quari Ct., Commerce City, CO 80022 - 0.72 Acres](#)

or real estate which substantially meets the following requirements:

Buyer understands that Buyer is not liable for Broker's acts or omissions that have not been approved, directed, or ratified by Buyer.

CHECK ONE BOX ONLY:

Multiple-Person Firm. Broker, referenced below, is designated by Brokerage Firm to serve as Broker. If more than one individual is so designated, then references in this document to Broker shall include all persons so designated, including substitute or additional brokers. The brokerage relationship exists only with Broker and does not extend to the employing broker, Brokerage Firm or to any other brokers employed or engaged by Brokerage Firm who are not so designated.

One-Person Firm. If Broker is a real estate brokerage firm with only one licensed natural person, then any references to Broker or Brokerage Firm mean both the licensed natural person and brokerage firm who shall serve as Broker.

CHECK ONE BOX ONLY:

- Customer.** Broker is the seller’s agent seller’s transaction-broker and Buyer is a customer. Broker intends to perform the following list of tasks: Show a property Prepare and convey written offers, counteroffers and agreements to amend or extend the contract. Broker is not the agent or transaction-broker of Buyer.
- Customer for Broker’s Listings – Transaction Brokerage for Other Properties.** When Broker is the seller’s agent or seller’s transaction-broker, Buyer is a customer. When Broker is not the seller’s agent or seller’s transaction-broker, Broker is a transaction-broker assisting Buyer in the transaction. Broker is not the agent of Buyer.
- Transaction Brokerage Only.** Broker is a transaction-broker assisting the Buyer in the transaction. Broker is not the agent of Buyer.

Buyer consents to Broker’s disclosure of Buyer’s confidential information to the supervising broker or designee for the purpose of proper supervision, provided such supervising broker or designee does not further disclose such information without consent of Buyer, or use such information to the detriment of Buyer.

DISCLOSURE OF SETTLEMENT SERVICE COSTS. Buyer acknowledges that costs, quality, and extent of service vary between different settlement service providers (e.g., attorneys, lenders, inspectors and title companies).

THIS BROKERAGE DISCLOSURE TO BUYER IS NOT A CONTRACT. IT IS BROKER’S DISCLOSURE OF BROKER’S WORKING RELATIONSHIP.

If this is a residential transaction, the following provision applies:

MEGAN’S LAW. If the presence of a registered sex offender is a matter of concern to Buyer, Buyer understands that Buyer must contact local law enforcement officials regarding obtaining such information.

BUYER ACKNOWLEDGMENT:

Buyer acknowledges receipt of this document on _____.

Buyer

Buyer

BROKER ACKNOWLEDGMENT:

On _____, Broker provided _____ (Buyer) with this document via _____ and retained a copy for Broker’s records.

Brokerage Firm: Antonoff & Co. Brokerage Inc.

Jeffrey Hirschfeld Ed.D. 05/12/2026

Broker