

6320

KEARNEY STREET

COMMERCE CITY, CO 80022

FOR SALE



2.48 AC FULLY ENTITLED
TOWNHOME DEVELOPMENT LAND

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 **UNIQUE**
PROPERTIES

 TCN

400 S. Broadway | Denver, CO 80209

www.uniqueprop.com | 303.321.5888

EXECUTIVE SUMMARY

The planned development consists of 44 four-bedroom, 3.5-bathroom townhomes, each paired with an attached studio unit featuring a separate entrance and kitchen on the ground level. This configuration yields a total of 88 residential rental units (44 studios and 44 townhomes).

- **The property land is in a QCT Qualified Census Tract (QCTs)**
- **The property is fully entitled for townhome development.**

This is a highly versatile investment opportunity with build-to-rent, build-to-sell, or hybrid execution potential.



THE SELLER IS OFFERING TWO DISTINCT ACQUISITION OPTIONS TO ACCOMMODATE VARYING INVESTMENT STRATEGIES:

OPTION 1 – PARTIAL ACQUISITION

Acquire 17 of the 44 parcels with no obligation to purchase the remaining parcels.

OPTION 2 – FULL PROJECT ACQUISITION

Acquire all 44 parcels which allows full control of the development. The full acquisition may be completed either in a single transaction or through a phased, two-step structure (pricing may vary). Final pricing is subject to adjustment in the event of multiple offers or a competitive bidding process.

ADDRESS



6320 KEARNEY ST
COMMERCE CITY, CO

COUNTY



ADAMS

PARCELS/LOTS



44 TOTAL

TOTAL LIVABLE SPACE - WHEN DEVELOPED



97,400 ± SF

PUD APPROVED (2023)



44 3-STORY TOWNHOMES 44
ATTACHED STUDIOS
88 UNITS TOTAL

TOTAL ACRAGE



2.48± ACRE SITE

OPTION ONE

OPTION 1
17 TOWNHOUSES



OPTION 1 – PARTIAL ACQUISITION

Acquire 17 of the 44 parcels with no obligation to purchase the remaining parcels.

OPTION TWO



OPTION 2 – FULL PROJECT ACQUISITION

Acquire all 44 parcels which allows full control of the development. The full acquisition may be completed either in a single transaction or through a phased, two-step structure (pricing may vary). Final pricing is subject to adjustment in the event of multiple offers or a competitive bidding process.

REPORTS AVAILABLE UPON REQUEST:

- Environmental Phase I
- Geotech/soils
- Approved PUD
- Final Plat Approved and Recorded
- Master Models for buildings 1-3 are fully compliant with newest vertical code requirements
- Master Models for buildings 4-10 are duplicable, allowing for an efficient and fast construction rollout as needed
- Permits, Drawings, Submittals, Approvals, Renderings
- 2025 Appraisals
- Water Information
- Parking Information
- Rental/Sales Analysis
- **All such information is provided for general planning purposes only and is not a warranty.*



LOCATION OVERVIEW



82,500

Residents

3-Mile Radius



565,000

Residents

5-Mile Radius



33.6

Avg Age of Residents

3-Mile Radius



\$96,561

Median Household Income

3-Mile Radius



3

Avg Persons / Household

3-Mile Radius



37,200

Total Labor Force

Denver-Aurora-Lakewood MSA



\$565,000

Median Sale Price

City of Denver

COMMERCE CITY, CO

The City of Commerce City is a home rule municipality located in Adams County, Colorado. It is the 18th most populous municipality in Colorado, situated north of Denver. Commerce City is a part of the Denver-Aurora-Lakewood, CO Metropolitan Statistical Area and the Front Range Urban Corridor, exhibiting a mixed residential and industrial community character. It is notable for an oil refinery with a capacity of 90,000 barrels per day, operated by Suncor. The housing stock in Commerce City is varied, comprising primarily of single-family homes, townhouses, and condos/coops.

Commerce City offers a growing retail and business environment. It features a mix of local businesses and entrepreneurs alongside national

headquarters and larger companies (over 1,300 companies call Commerce City home). Retail, hospitality, and leisure are recognized growth sectors. Commercial activity includes grocery stores, restaurants, beauty salons, auto repair, and a variety of service-oriented businesses. Notable examples include Les Schwab Tire Center and various local dining spots. New businesses are continuously being added, reflecting a dynamic commercial landscape. Recreational opportunities are abundant in Commerce City. It is home to Dick's Sporting Goods Park, a major soccer stadium that hosts the Colorado Rapids of Major League Soccer. The city also boasts the nation's largest urban wildlife refuge, the Rocky Mountain Arsenal National Wildlife Refuge, where visitors can spot diverse wildlife such as bison, owls, bald eagles, and mule deer. Commerce City residents enjoy access to 840 acres of open space.

#2 150 Best Places to Live in the U.S.

- U.S. News & World Report
2020-2021

Commerce City, Colorado offers a compelling setting for multifamily development because it sits at the nexus of regional mobility and job growth.

The city is ringed by major corridors—I-70, I-270, I-76, US-85, CO-2, and E-470—linking residents to Denver, Boulder, and the broader Front Range, while carrying substantial commuter and freight traffic that underpins local logistics employment. It is also near one of the nation's busiest airports: Denver International is roughly 14 miles away in a straight line (about 21 miles driving), expanding access to jobs and travel for residents. Population growth has been robust: the city increased by more than 36% from 2010-2020 and has continued to grow since, with an estimated 68,000+ residents in 2023—evidence of sustained housing demand within the Denver metro. Local planning frameworks also support orderly growth; Commerce City's comprehensive plan guides land use, annexation areas, and long-term development decisions, providing predictability for multifamily entitlements and investment.



DAILY CONVENIENCES

A sampling of conveniences within walking distance or in close proximity to the property are:



Hair and beauty salons, fitness centers, gas stations, auto repair shops and parts supply stores, insurance services, and medical clinics are also nearby.



SHOPPING AND DINING

PRAIRIE CENTER SHOPPING CENTER

A large regional shopping destination located just minutes from Commerce City featuring major retailers and restaurants.

RETAILERS AND ANCHORS INCLUDE:

- Walmart
- Target
- Chase Bank
- Marshalls
- Ulta Beauty

RESTAURANTS NEARBY INCLUDE:

- Chili's Grill & Bar
- Texas Roadhouse
- Chipotle Mexican Grill
- Mile High Flea Market

One of Colorado's largest outdoor markets featuring hundreds of vendors, local food stands, and seasonal events.

NEARBY REGIONAL RETAIL

- Additional retail and dining options are located in nearby Thornton, Brighton, and Denver.

PRIME LOCATION

COMMERCE CITY / ADAMS COUNTY GROWTH

Commerce City and Adams County are experiencing significant redevelopment, positioning the Kearney Townhomes Project to directly benefit from the area's continued growth and investment.

An overview of ongoing initiatives and future planning can be viewed here: <https://www.youtube.com/watch?v=8WbNbEnsgl0>

The Northeast Quadrant is projected to remain the fastest-growing submarket in the Denver Metro Area, with approximately 2.6% annual population growth and 3.4% annual employment growth.



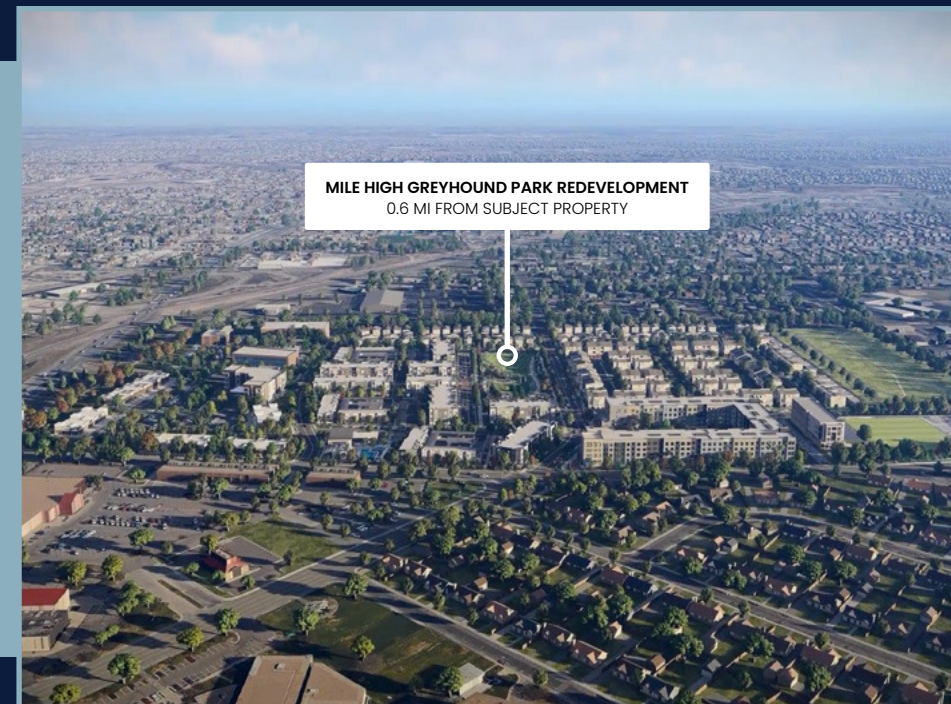
MILE HIGH GREYHOUND PARK REDEVELOPMENT

Located just one block west of the subject property, the 65-acre Mile High Greyhound Park redevelopment is a transformative \$300 million mixed-use project that will serve as a major catalyst for the surrounding area.

Construction is underway and will continue over the coming years, with the first phase anchored by The Landing at Greyhound Park, a 223-unit affordable housing community. The broader development will include a mix of single-family homes, townhomes, and market-rate multifamily housing.

The project will also feature a thoughtfully planned retail component, including sit-down restaurants, coffee shops, and neighborhood-serving amenities, along with a 3-acre public park designed as a central community gathering space.

Upon completion, the development is projected to generate approximately 1,500 permanent jobs and \$65.4 million in annual income, further enhancing the economic strength of the immediate area.



PRIME LOCATION (CONTINUED)

ROCKY MOUNTAIN ARSENAL • NATIONAL WILDLIFE REFUGE

Located just 6 miles from the subject property, the Rocky Mountain Arsenal National Wildlife Refuge is a remarkable conservation success story. Spanning over 15,000 acres, this former WWII chemical weapons manufacturing site has been transformed into a thriving urban wildlife refuge, now home to more than 300 species and offering visitors opportunities for hiking, wildlife viewing, and educational experiences.



This blue goose, designed by J.N. "Ding" Darling, is the symbol of the National Wildlife Refuge System.

Welcome to Rocky Mountain Arsenal National Wildlife Refuge (Refuge). This 15,000-acre expanse of prairie is home to more than 330 species of wildlife, including bald eagles, bison, black-footed ferrets, deer, coyotes, burrowing owls, and prairie dogs. The site began as a U.S. Army base and is now managed by the U.S. Fish and Wildlife Service to protect wildlife and habitat.

Trails



- Enjoy 20 miles of trails open year-round.
- Follow all posted signs and park vehicles in designated areas only.
- No hiking in bison area where the road becomes one-way only.

Bicycles



- Bicycles and Class 1 e-Bikes are permitted on blue and green trails only.
- Bicycles and Class 1, 2, and 3 e-Bikes are permitted on designated Refuge roads, and on the First Creek Trail and Perimeter Trail.
- No bicycles are permitted on the one-way road.

Wildlife Drive

The Wildlife Drive podcast website link is on the back of the brochure.



- The 11-mile self-guided auto Wildlife Drive takes approximately 1 hour to complete.
- The Wildlife Drive is open to motorized vehicles; speed limit is 30 mph.
- Follow the directional symbols and park vehicles in designated areas only.
- Stay on paved roads and observe all posted signs such as "Stay in Vehicle" or "Area Closed".
- Stay in your vehicle when the road becomes one-way only and stay at least 75 feet (23 meters) away from bison.

Catch-and-Release Fishing



Fish daily at Lakes Mary and Ladora the first Saturday of April through November 30. A valid Colorado Fishing License and a Refuge \$3 daily fishing fee or \$60 season pass are required for ages 16 and over.

Refuge Hours and Regulations

The Refuge is open daily from sunrise to sunset fall, winter, and spring. May 1 through August 1 the Refuge is open sunrise to 8:00 pm. The Refuge is closed on Thanksgiving, Christmas, and New Year's Day, unless otherwise noted. Visitor access is limited to designated trails and roads only. All other Refuge lands and staff roads are closed to visitors. Know all Refuge rules and regulations for the protection of wildlife and visitors.

Prohibited Activities

- The following is a list of prohibited activities at the Refuge:
- Pets (dogs, cats, etc.) on the Refuge.
- Swimming, wading, and bathing in all Refuge waters.
- Use of boats, canoes, kayaks, float tubes, paddle boards, and other flotation devices.
- Use or possession of alcohol.
- Use or possession of drugs, including marijuana and any illegal controlled substance.
- Drones.
- Sleeping, camping, and overnight parking on the Refuge.
- Grilling or fires.
- Searching for, collecting, or removing any natural (antlers) or historic objects, wildlife, or plants.

U.S. Fish & Wildlife Service

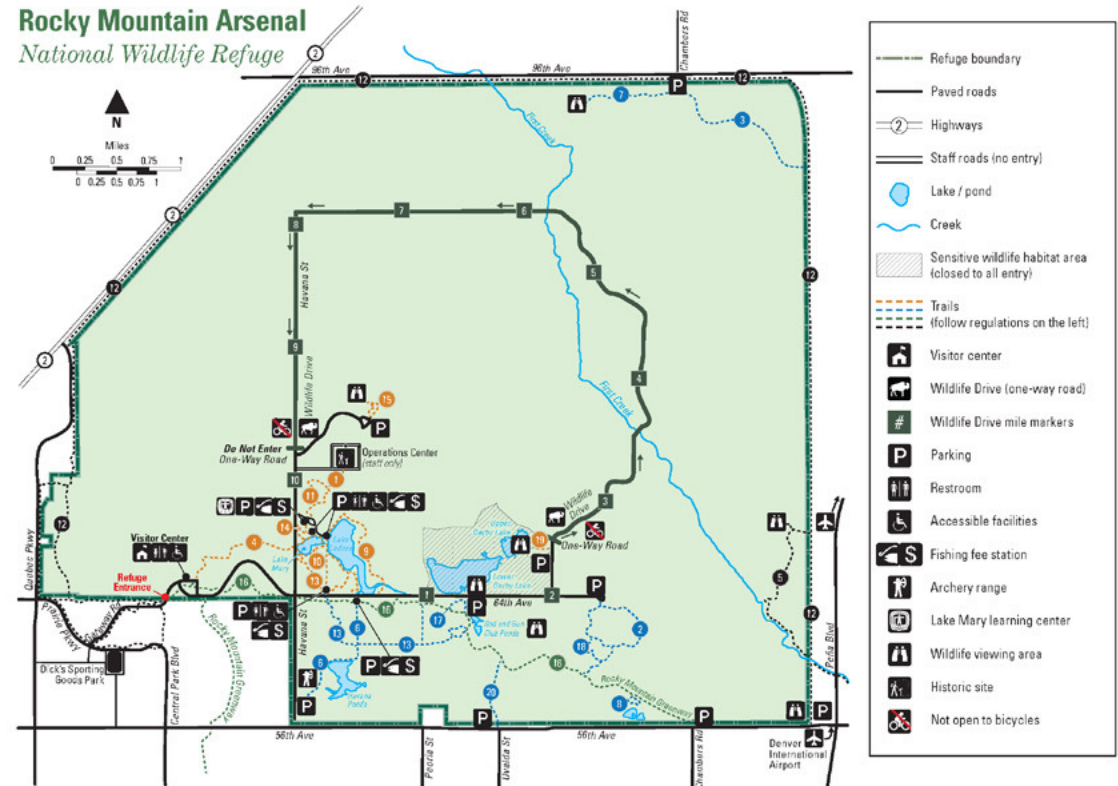
Rocky Mountain Arsenal National Wildlife Refuge

Wildlife Drive and Trails Map



Trail Number	Trail Name	Distance
1	Army Historic Trail	0.3 miles
2	Bluestem Loop Trail	1.3 miles
3	Buckley Trail	1.3 miles
4	Discovery Trail	1 mile
5	First Creek Trail	1.6 miles
6	Havana Ponds Trail	1.4 miles
7	Henderson Hill Overlook Trail	0.8 miles
8	Highline Loop Trail	0.2 miles
9	Lake Ladora Loop Trail	1.8 miles
10	Lake Mary Loop Trail	0.6 miles
11	Locust Loop Trail	0.8 miles
12	Perimeter Trail	14.2 miles
13	Prairie Trail	2.2 miles
14	Prairie Switchback Trail	0.3 miles
15	Rattlesnake Hill Trail	0.3 miles
16	Rocky Mountain Greenway Trail	4.8 miles
17	Rod and Gun Club Loop Trail	0.3 miles
18	Southwest Loop Trail	0.5 miles
19	Upper Derby Trail	0.2 miles
20	Uvalda Trail	0.5 miles

Rocky Mountain Arsenal National Wildlife Refuge



LOCATION MAP

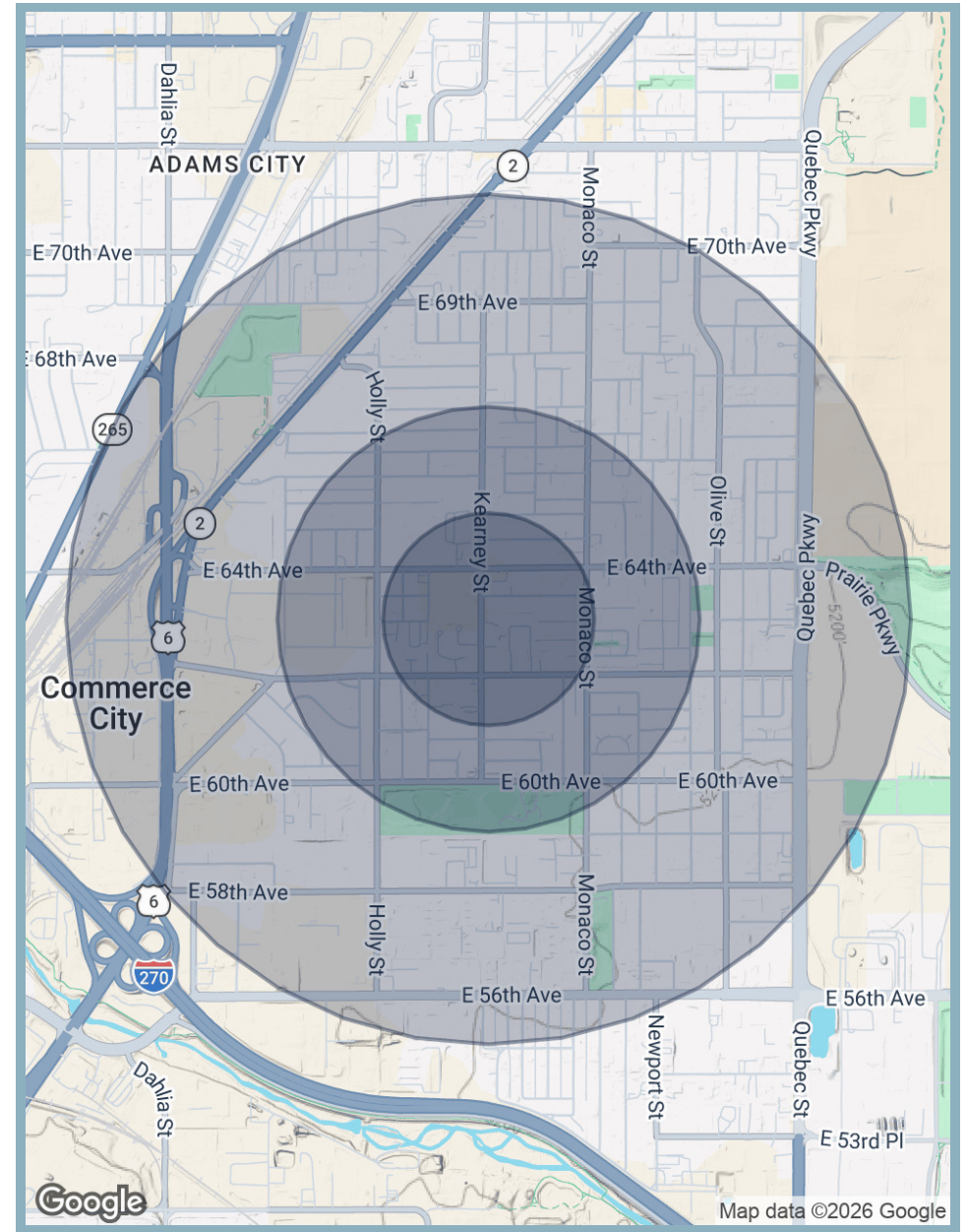


DEMOGRAPHICS MAP & REPORT

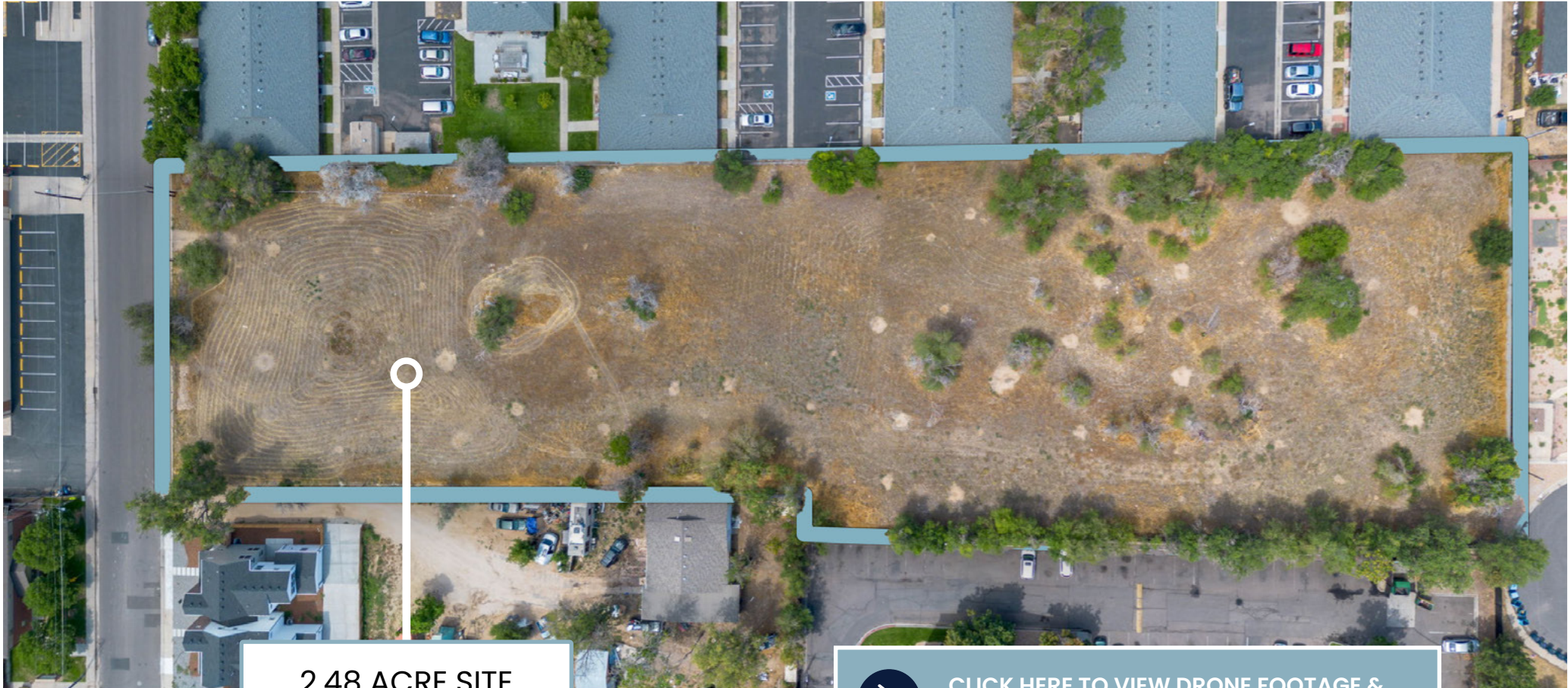
POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	1,492	5,520	14,490
Average Age	41.1	38.7	35.8
Average Age (Male)	42.6	38.1	35.9
Average Age (Female)	40.7	38.5	35.9

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	543	1,939	5,040
# of Persons per HH	2.7	2.8	2.9
Average HH Income	\$61,920	\$71,624	\$71,947
Average House Value	\$242,435	\$316,870	\$305,032

2025 American Community Survey (ACS)



PROPERTY AERIALS



2.48 ACRE SITE

[CLICK HERE TO VIEW DRONE FOOTAGE & VIEW PROPERTY AERIALS](#)

PROPERTY DEMOGRAPHICS

DEMOGRAPHIC SUMMARY

6320 Kearney St, Commerce City, Colorado, 80022

Ring band of 3 - 5 miles

KEY FACTS

49,371

Population



15,748

Households

33.6

Median Age

\$75,683

Median Household Income

EDUCATION

20.9%

No High School Diploma



27.1%

High School Graduate



19.1%

Some College/
Associate's Degree



32.9%

Bachelor's/Grad/
Prof Degree

INCOME



\$96,521

Median Household Income



\$44,279

Per Capita Income

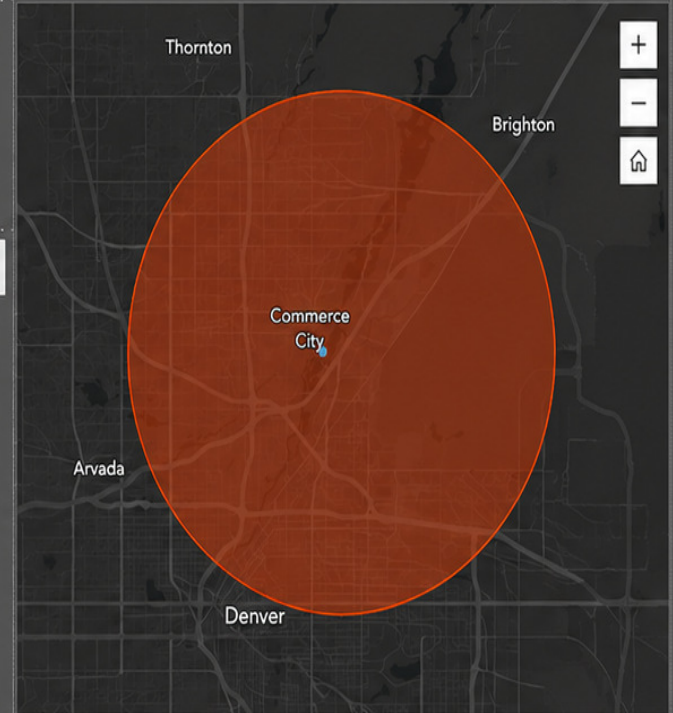


\$227,839

Median Net Worth

HOUSEHOLD INCOME

\$ %



EMPLOYMENT



55.9%

White Collar



28.8%

Blue Collar



Services

18.2%

Unemployment Rate

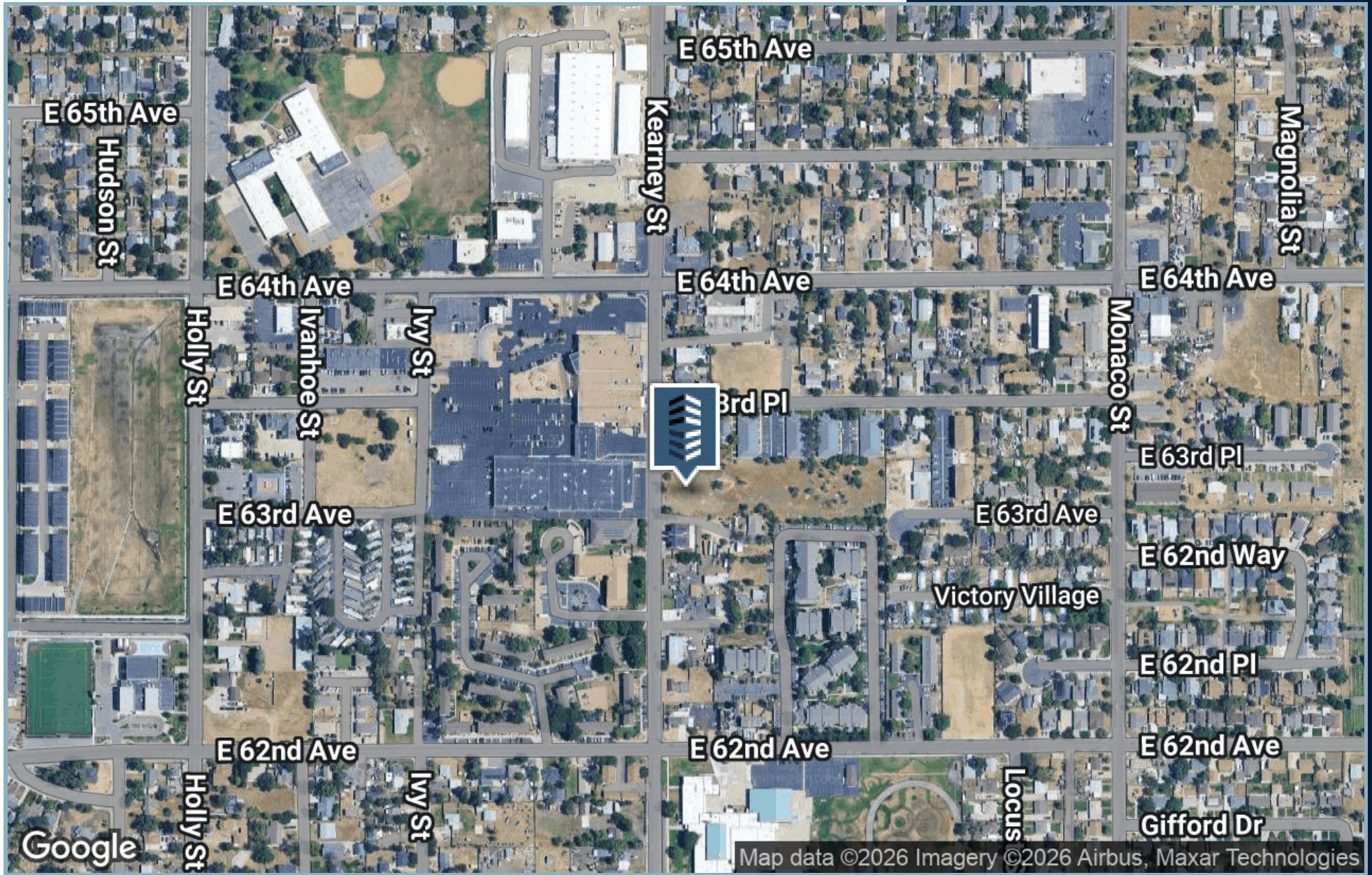
3.3%

Source: This infographic contains data provided by Esri (©2023, 2028). © 2024 Esri

ADDITIONAL PHOTOS



SITE AERIAL



WHY DENVER?

Growth & Talent

- #1 Economy in the nation for 3 straight years.
- Denver ranks #3 Top Moving Destination and Colorado ranks #5 in states where people are moving to. (2020, Penske + Uhaul)
- Denver is currently growing at **1.48%** annually and its population has increased by **24.82%** (2021) since the 2010 census.
- Denver ranks #12 for tech talent across North America. The number of tech workers has grown **31.1%** since 2015.
- Denver's millennial population, aged 22 to 36, has grown **20.1%** since 2014 making it the #3 most concentrated market of millennials in the country.
- Denver's average salary is \$107,481 which ranks #9 for cities across North America.

#1

Best State
Economy
U.S. News

#2

Best Place
to Live
U.S. News

#3

Fastest Growing
State This Decade
U.S. Census

A BURGEONING BUSINESS HUB



AEROSPACE & DEFENSE



ENERGY



LIFE SCIENCE



Finance



EDUCATION



FOOD & BEVERAGE



BIOSCIENCE



TECHNOLOGY & TELECOM



GOVERNMENT



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