

RETRO COMMERCIAL

# PARKWAY MARKET CENTER



POPULATION  
7,596 (1 Mile)  
55,691 (3 Miles)  
208,164 (5 Miles)



AVERAGE HH INCOME  
\$54,295 (1 Mile)  
\$75,904 (3 Miles)  
\$89,859 (5 Miles)



EMPLOYEES  
7,180 (1 Mile)  
56,020 (3 Miles)  
160,976 (5 Miles)

## TRAFFIC COUNTS

On Vasquez Blvd south of 60th Ave	50,062
On Vasquez Blvd north of 60th Ave	32,896
On 60th Ave west of Vasquez Blvd	5,404
On 60th Ave east of Vasquez Blvd	14,782



Vehicles/Day



6025 & 6075 E Parkway Dr, Commerce City, CO 80022

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## NEIGHBORHOOD HIGHLIGHTS

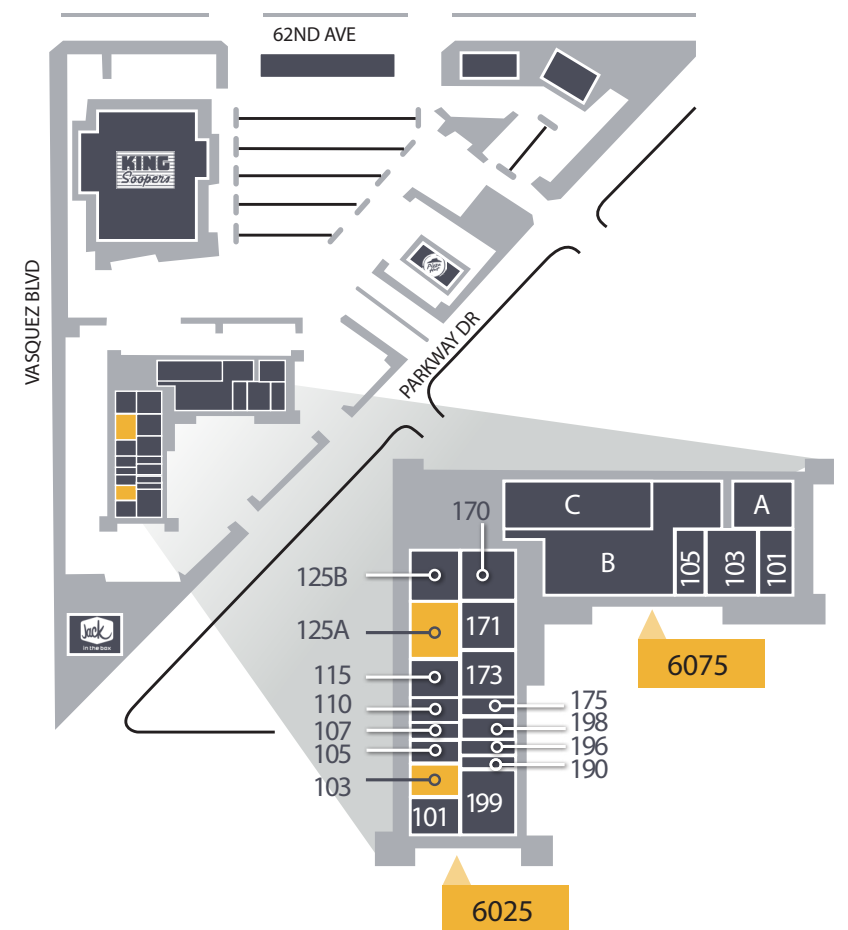
- Regional retail center with in-line shop space ranging from 1,965 SF to 3,100 SF.
- Great opportunity to co-tenant with Wells Fargo, BPL Plasma, Hero Dental, Vision, and Orthodontics. As well as many strong local and regional tenants.
- Shared cross easement with King Soopers grocer.
- Heavy traffic and great visibility to five-star intersection. Over 38,000 vehicles per day.

## NEEDS & WANTS

- Missing retail uses in the center: ice cream, barber, salon/stylist, health clinic, woman's and children's clothing, vape store, automotive parts and supplies etc.

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UNIT	TENANT	SF
<b>Building 6075</b>		
A	Divine Feline	2,794
B	BPL Plasma	12,622
C	Hero Dental	7,008
101	Liquor Store	4,188
103	Subway	1,380
105	Chinese Restaurant	2,030
201	Adventure Dental, Vision & Orthodontics	7,500
<b>Building 6025</b>		
101	Cricket Wireless	1,500
103	Available	2,400
105	I Go Driving Academy	1,500
107 & 110	Tacos Rivers	1,950
115	Rockies Truck Parts	2,156
125A	Available	3,100
125B	Goal Academy	3,749
170	Riojas Cafe	3,000
171	Landromat	3,225
173	H&R Block	1,931
175	Green Message Therapy	946
198 & 196	Set Apart Treatment	1,965
190	Insurance	982
199	Wells Fargo	3,890



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