

SWC OF BROADWAY AND 70TH LAND

100 West 70th Avenue, Denver, CO 80221

Commercial Lots Available Individually or in Bulk



FOR SALE

Justin Gregory / Managing Director / +1 303 803 7170 / justin.gregory@cushwake.com

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Jack Lazzeri / Senior Associate / +1 303 981 6521 / jack.lazzeri@cushwake.com



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PROPERTY HIGHLIGHTS

PRICING

\$18/SF

TOTAL ACREAGE

0.5 - 2.7679 AC

CITY/COUNTY

Unincorporated Adams County

ZONING

Adams County C5

(General Retail/Restaurant/Mixed-Use)

[Click here to see permitted uses per C-5 Zoning](#)

PROPERTY DESCRIPTION

- Great connectivity to I-25, I-76 and HWY 36
- Full movement and right in / right out access point into the property
- Perfect for uses such as automotive service, retail and flex.
- Well located to service the entire Denver Metro

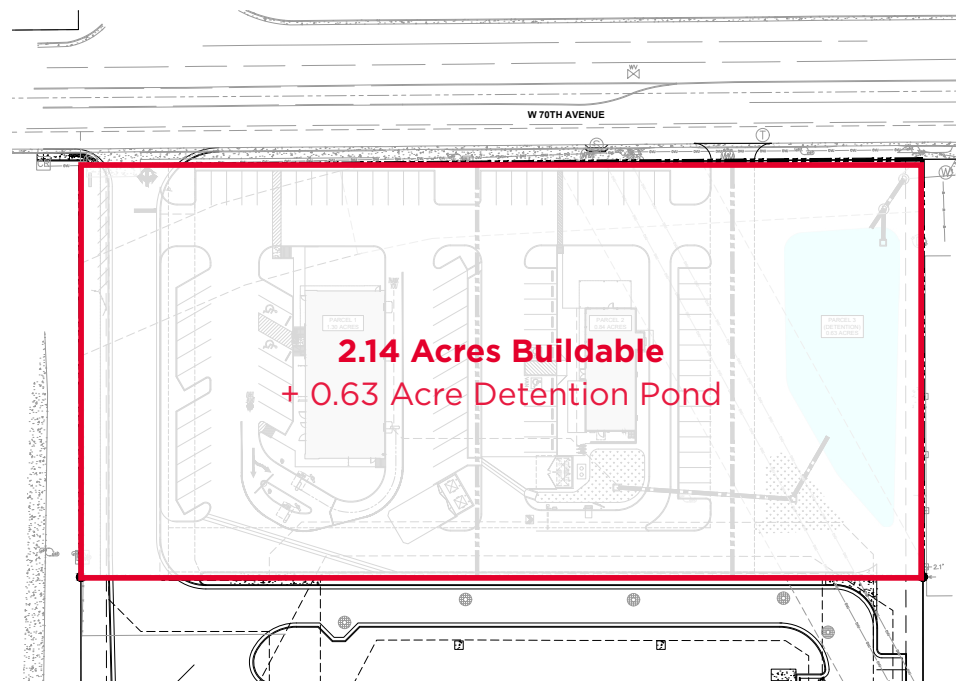


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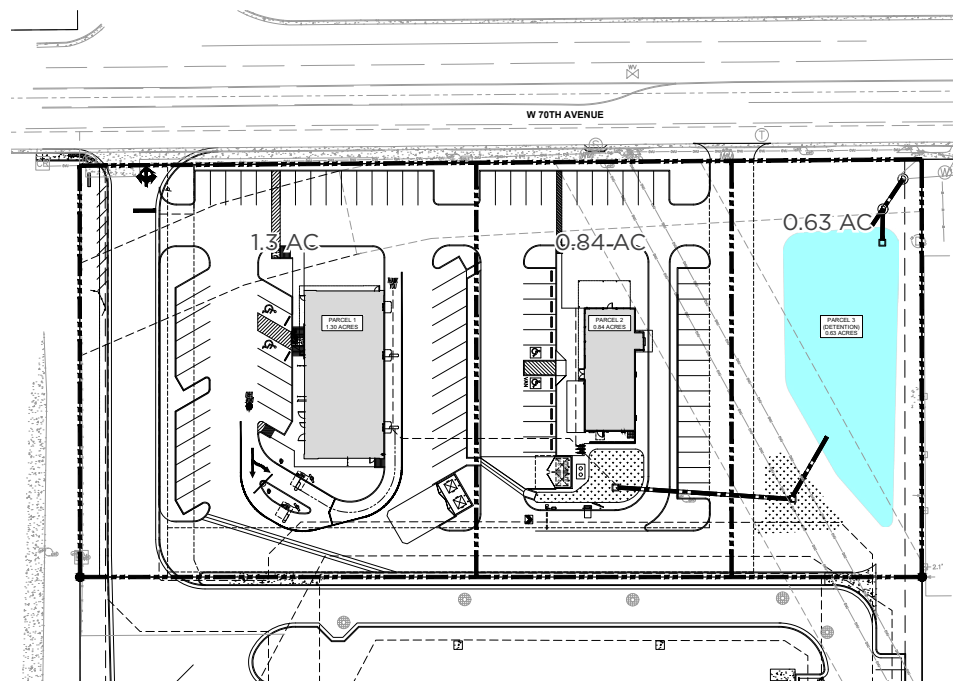
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LOT BREAK DOWN

BULK PURCHASE OPTION SIZE: 2.77 ACRES



INDIVIDUAL LOT PURCHASE OPTION SIZE: 0.5 - 1.5 ACRES



All lot uses, lot sizes, and lot lines shown are for illustrative purposes and may be changed to suit buyer/tenant requirements.

TRAFFIC COUNTS

Year: 2025 | Source: Esri

W. 70th Avenue	15,442 VPD
Broadway	13,409 VPD

DEMOGRAPHICS

Year: 2025 | Source: Esri

	1 Mile	3 Miles	5 Miles
Population	19,338	128,896	367,825
Daytime Population	17,172	131,592	334,311
Avg. Household Income	\$71,582	\$91,041	\$106,139
Estimated Households	6,722	45,028	132,431

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AERIAL MAP



100 WEST 70TH AVENUE

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ABOUT COLORADO RETAIL SERVICES

Patrick McGlinchey, Justin Gregory, and Jack Lazzeri comprise Cushman & Wakefield's Colorado Retail Services team, based in the firm's Denver office. The team specializes in all facets of retail and commercial land across Colorado and the surrounding region. Together, they have completed hundreds of transactions totaling more than \$500 million in value and are consistently recognized as a top-producing team within their asset class.

The team brings long-standing experience and continuity, with Patrick and Justin having partnered for over a decade and Jack working alongside them for more than six years. They are supported exclusively by brokerage specialist Nico Demetrian, who brings more than a decade of brokerage experience, further enhancing the team's execution and elevating the level of client service they deliver. Their approach is grounded in a set of core principles: responsive execution, data-driven brokerage, a modern and efficient organizational structure, best-in-class marketing, and a high-energy, client-focused mindset.