TRADE AREA DEMOGRAPHICS

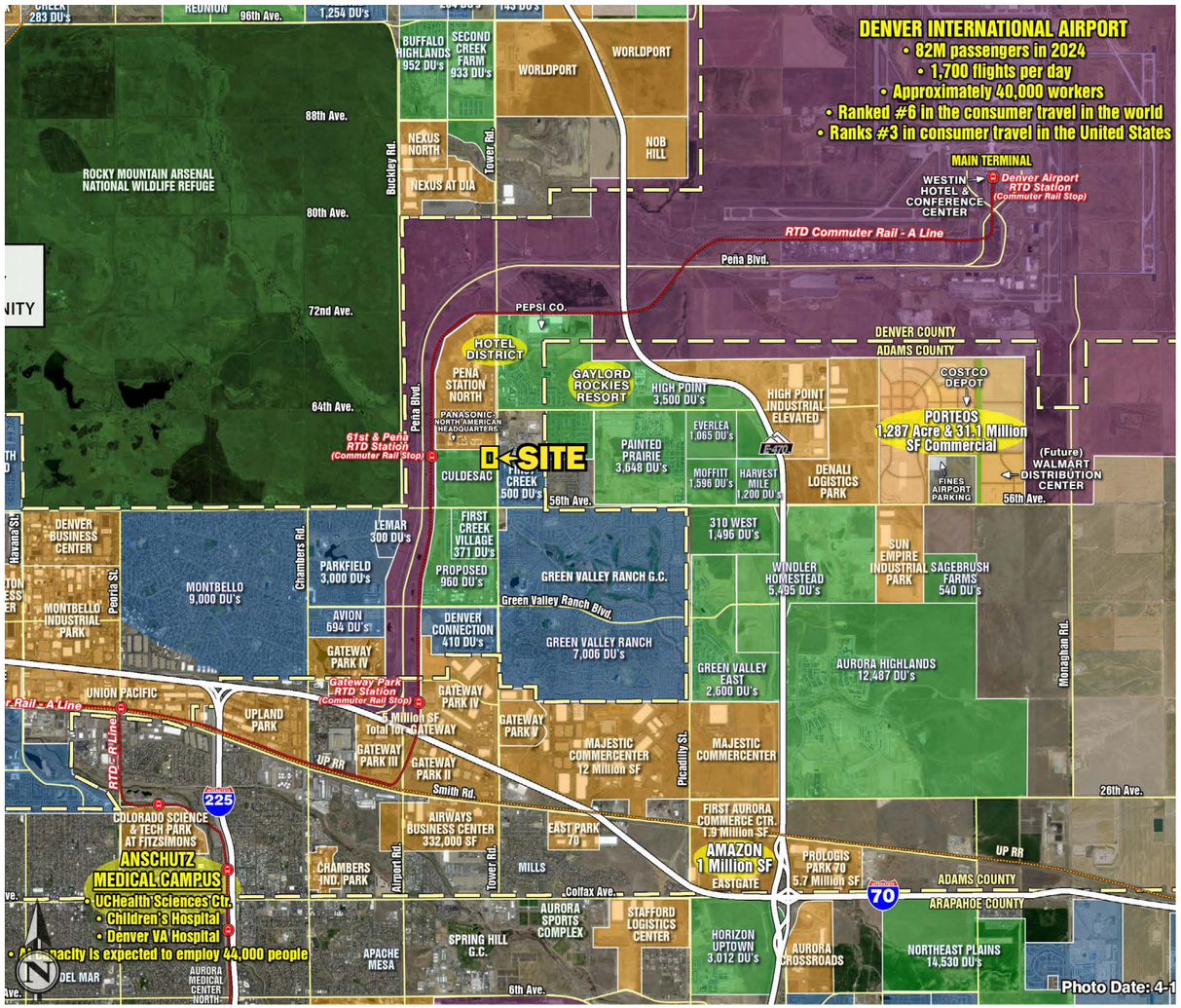
	1 Mile	3 Mile	5 Mile
Population	16,256	67,206	119,665
Average HH Income	$105,164	$117,862	$112,935
Businesses	185	1,496	4,042
Employees	1,669	11,020	41,928

Source: Applied Geographic Solutions, 2025 Estimates

TRAFFIC COUNTS

On Pena Boulevard east of Tower Road (both directions combined)	93,028 Cars/day
On Tower Road south of 64th Avenue	18,090 Cars/day
On Pena Blvd south of Green Valley Ranch Blvd	115,365 Cars/day

Source: CDOT 2025



FOR MORE INFORMATION, PLEASE CONTACT

KEN HIMEL
303.577.9956
ken.himel@dhlb.com

PHILIP HICKS
303.694.6082
phil@dhlb.com

DAVID, HICKS & LAMPERT BROKERAGE 5750 DTC Parkway, Suite 200 Greenwood Village, CO 80111 T 303.694.6082 F 303.793.0994 www.dhlb.com

PEÑA STATION

61ST AVENUE & TOWER ROAD - DENVER, COLORADO

- In-line retail and full service restaurant pads and one gas station site available for lease or purchase.
- Over 4,000 hotel rooms within walking distance along Tower Road.
- Home of Panasonic Enterprise Solutions North America Headquarters and the now operational Pena Station Rail Stop.
- United Airlines has purchased 113 acres on 64th Avenue for a new Training Center.

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PEÑA STATION

61ST AVENUE & TOWER ROAD - DENVER, COLORADO

CLICK HERE FOR BROKER DISCLOSURE

- Over 30,000 airport employees within 5-mile of the site.
- Strong restaurant volumes in the immediate area.
- Close proximity to DIA, Reunion, Green Valley Ranch, and the I-70 business corridor.
- FasTracks rail train station now open at 61st Avenue and Peña Blvd.
- Panasonic Enterprise Solutions Headquarters (300 employees).

dhlb RETAIL BROKERAGE

KEN HIMEL
303.577.9956
ken.himel@dhlb.com

PHILIP HICKS
303.694.6082
phil@dhlb.com

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PEÑA STATION NORTH

EXISTING

1. EXISTING DEVELOPMENT
   10 Hotels, Retail, 7-11, BurgerIM, Caliber Collision, Danico Brewing Co., DiCicco's Italian, Jasmine Nails & Spa, LivWell, McDonald's, MOD Pizza, Murphy USA, Pho 92, Renegado Tacos & Margaritas, Ruby Tuesday, Starbucks, Taco Bell, Village Inn, (2) Office Buildings, FlightSafety International (A Berkshire Hathaway Company)

SOLD – FUTURE/UNDER CONSTRUCTION

2. HOTEL
3. TAEKWONDO STUDIO
4. UNITED AIRLINES FLIGHT TRAINING CENTER
5. CHRISTIAN BROTHERS AUTOMOTIVE
6. EXTENDED STAY HOTEL
7. HOTEL

UNDER CONTRACT

8. EXTENDED STAY SUITES

PEÑA STATION NEXT

EXISTING

1. PANASONIC / RED BULL DISTRIBUTION
2. DIA PARKING WITH SOLAR CANOPY
3. ELEVATE @ PEÑA STATION – MF RENTALS
4. HYATT PLACE HOTEL/STARBUCKS/BAR
5. HANGAR 61 @ PEÑA STATION – 198 FOR-RENT APTS.
6. SPRINGS @ PEÑA STATION – 272 FOR-RENT APTS.

SOLD – UNDER CONSTRUCTION

7. 37 FOR-SALE TOWNHOMES
8. KJ HOTEL – CANDLEWOOD SUITES HOTEL
9. ASIAN RESTAURANTS & MARKET
10. 29 FOR-SALE TOWNHOMES

UNDER CONTRACT

11. 336 MULTI-FAMILY FOR-RENT APTS.
12. 326 FOR-RENT APARTMENTS
13. 385 FOR-RENT APTS./MIXED-USE
14. 365 FOR-RENT APTS/MIXED USE

LEGEND

- FUTURE ROAD
- COMMUTER RAIL
- EXISTING TRAIL
- PROPOSED TRAIL
- BUS ROUTE
- NEIGHBORHOOD PARK
- OPEN SPACE CORRIDOR

0 400' 800' 1200'
1" = 400' | ORIGINAL DRAWING SIZE 24 X 36

RTD A-LINE DIA TO UNION STATION DOWNTOWN DENVER

72nd AVE

University of Colorado A Line

pepsi DISTRIBUTION CENTER
1.2 MILLION SF
500 EMPLOYEES

E470

GAYLORD ROCKIES
480,000 SF Convention
1,500 Guest Rooms
2,500 Employees

720 Students

Peña Station NORTH
77.5 Acres
Available

Peña Station NEXT
37.9 Acres
Available

PEÑA STATION NORTH

PEÑA STATION NEXT

PEÑA BLVD

University of Colorado A Line

61ST AND PEÑA RAIL STOP

ROCKY MT ARSENAL NATIONAL WILDLIFE REFUGE

Flight Training Center
UNITED AIRLINES

SOLD

1.49 AC

1.1 AC

SOLD

Ziggi's COFFEE

64th AVE

TOWER RD

61st AVE

SITE

PANASONIC WAY

SALIDA ST

Proposed
TARGET

TOWER RD

SPROUTS FARMERS MARKET

56th AVE

6.1 Acres
6 Acres
19 Acres
21 Acres
1.7 Acres
10.7 Acres
7 Acres
3.8 AC
2.2 Acres
6.6 Acres
1 Acre
8.8 Acres
6.5 Acres
8 Acres
7 Acres

Village Inn
Embassy Suites
Staybridge Suites
Courtyard Marriott
Fairfield Inn Marriott
SpringHill Suites Marriott
La Quinta Inns & Suites
Wyndham
Hyatt House
Red Lion Hotels
Best Western
Holiday Inn
Quality Inn
Baymont Inn & Suites
Home2 Suites
avid
Residence Inn Marriott
element
Hampton Inn
Microtel Inn & Suites
Comfort Inn