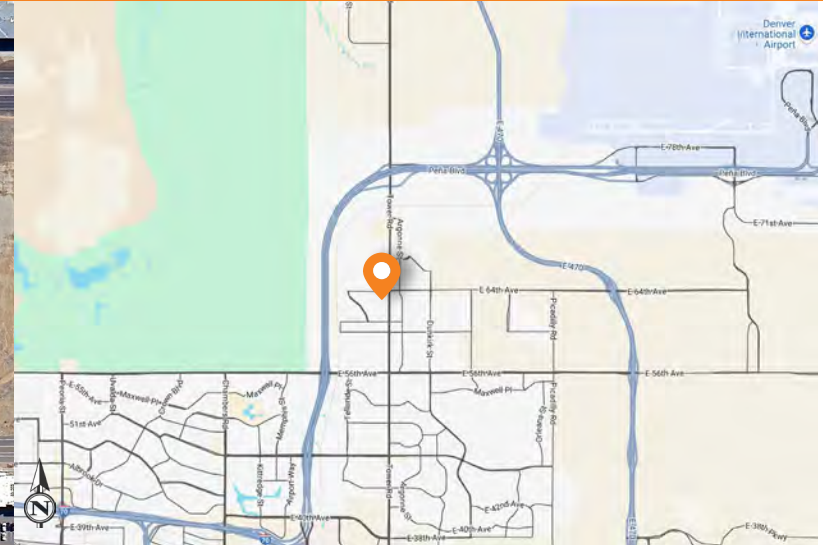
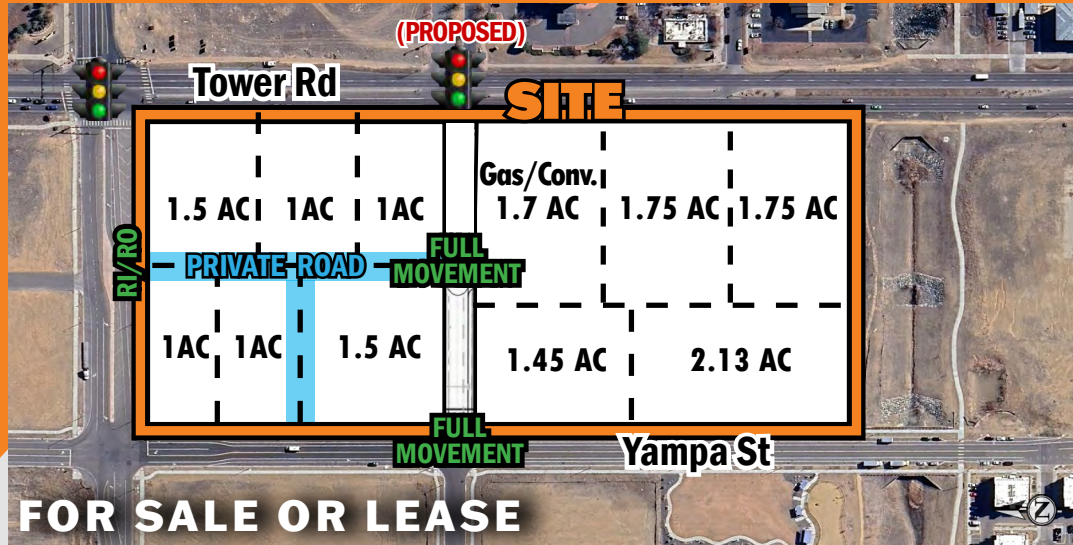


SWC 64TH & TOWER RD

PEÑA STATION - DENVER, CO



AVAILABLE

Pad Sites

PROPERTY HIGHLIGHTS

- Close proximity to the proposed 113 AC United Airlines Training Center.
- Walking distance to Berkshire Hathaway's FlightSafety training center, a 140,000 SF facility with 400-500 trainees per day, 24 hours a day, 7-days per week.
- Over 4,000 hotel rooms are operating within this 1.5 mile stretch of Tower Road, including this project.
- Gaylord of the Rockies, 480,000 SF convention center and 1,500 room resort hotel.

NEARBY RETAILERS



SPROUTS
FARMERS MARKET

TARGET
(PROPOSED)

TRAFFIC COUNTS

On Tower Rd north of 64th Ave	27,996 CPD
On Pena Blvd east of Tower Rd (both directions combined)	124,627 CPD
On Tower Rd south of 64th Ave	24,061 CPD
On Pena Blvd south of Green Valley Ranch Blvd	119,884 CPD

Source: CDOT 2025

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
POPULATION	6,888	57,508	114,025
AVERAGE HH INCOME	\$101,197	\$116,155	\$114,625
BUSINESSES	129	1,177	3,601
EMPLOYEES	1,429	8,709	38,799

Source: Applied Geographic Solutions, 2025 Estimates

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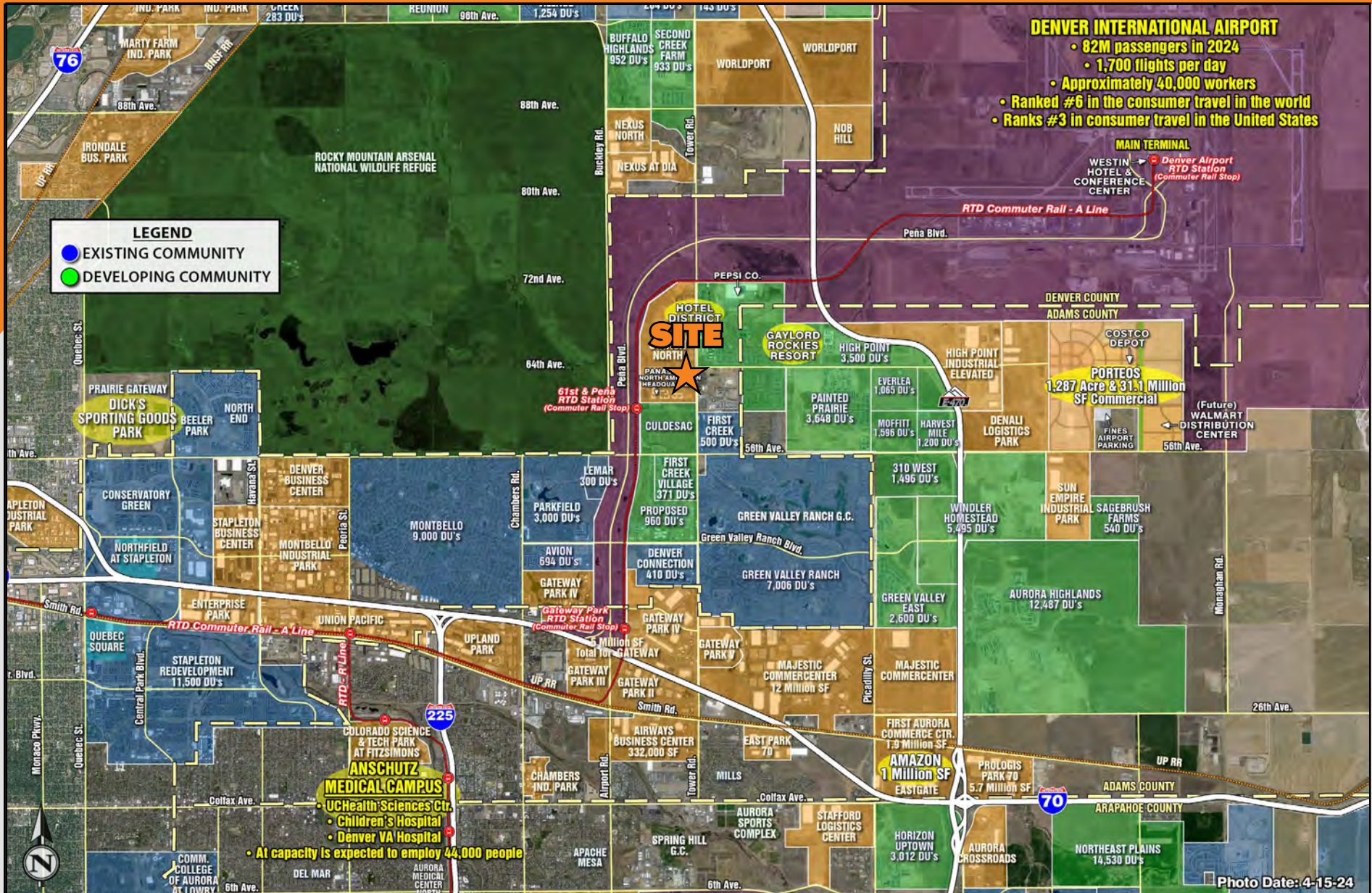


- Pad sites available for sale or lease. Approved uses include restaurants, gas/convenience, bank, junior box retail, medical office, and daycare.
- Last remaining gas/convenience pad in the Tower Rd corridor per Denver's new Proximity law.



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