#### TRADE AREA DEMOGRAPHICS

3 Mile

55,971

\$118,555

1,134

lile	7 Mile
483	222,05

115.

\$116,587

3,541

35,567

\$127,600

7,421

77,407

On Tower Road north of 64th Ave On Pena Blvd north of 64th Ave On Pena Blvd south of 64th Ave

TRAFFIC COUNTS

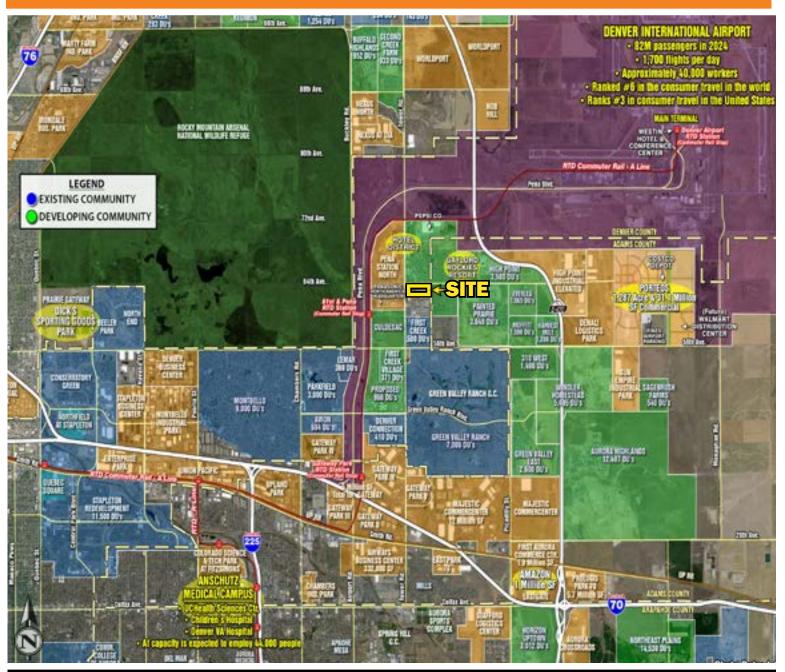
21,927 Cars/day 114,578 Cars/day 115,365 Cars/day

**Employees** 8,075

**Population** 

**Businesses** 

**Average HH Income** 



#### FOR MORE INFORMATION, PLEASE CONTACT



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# MIXED-USE SITE

## SEC OF 64TH AVENUE & TOWER ROAD - DENVER, CO



- Pads available for sale with CMU-10 and CMU-20 zoning allowing for fast food, drive-thrus, retail, hotel, gas and other commercial uses.
- This location benefits from strong residential growth and daytime generators such as Flight Safety, Panasonic, Pepsi Co. (coming soon), industrial parks and Gaylord Rockies (1,500 hotel rooms) and the Tower Road corridor has 28 more existing hotels with a total of 3,900 rooms.
- 64th Avenue now open thru E-470 to Jackson Gap!

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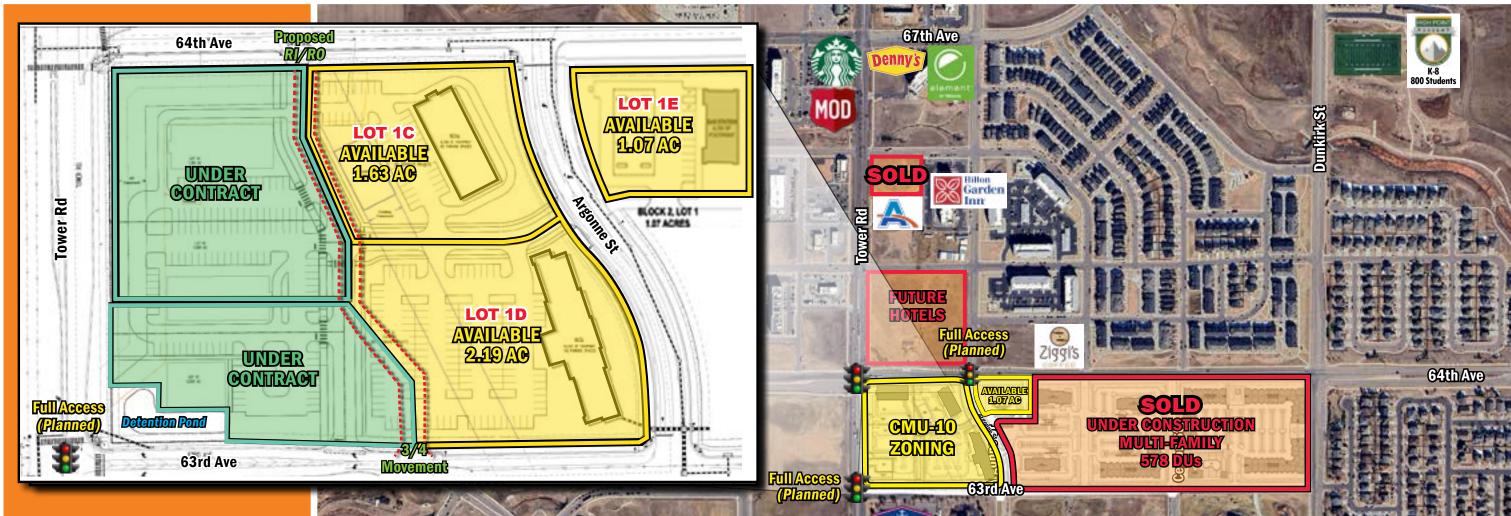
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