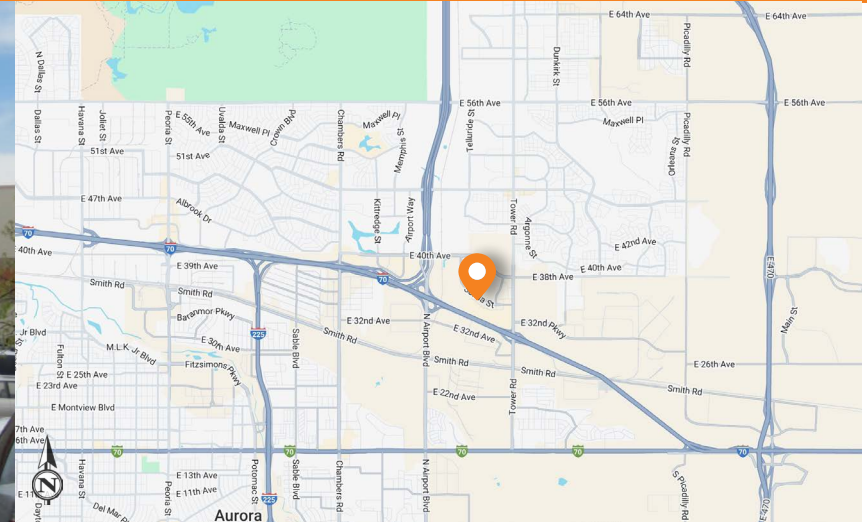


Gateway Park

INTERSTATE 70 & TOWER RD - AURORA, CO



BULK LAND OR RETAIL PADS FOR SALE

AVAILABLE

- 9 Acres of Land For Sale
- Sold in Bulk or as Retail Pads
- Will Subdivide for right use
- \$10/SF for 9 Acres or as low as \$18/SF for retail development site

PROPERTY HIGHLIGHTS

- Located in Gateway Park: Class "A" Mixed Use Development
 - 1,200 acres; 5 million SF of commercial space
 - 40 national retailers
 - 15 hotels of over 2,200 rooms
 - 2,000 multi-family units existing and planned
- Join Walmart, Home Depot, Best Buy, Petco and Ross Dress For Less.
- High Traffic and High Visibility Shopping Center Development Site on Interstate 70.
- Over 72,707 employees and 212,318 residents within 5 miles.
- Over 77,246 cars per day.

NEARBY RETAILERS



TRAFFIC COUNTS

On Tower Road north of Interstate 70 36,232 CPD

On Tower Road south of Interstate 70 20,920 CPD

On Interstate 70 west of Tower Road 77,246 CPD

On Interstate 70 east of Tower Road 53,833 CPD

Source: CDOT 2025

DEMOGRAPHICS

	3 MILE	5 MILE	7 MILE
POPULATION	96,428	212,318	400,184
AVERAGE HH INCOME	\$109,012	\$103,602	\$115,113
BUSINESSES	2,883	7,428	13,902
EMPLOYEES	27,389	72,707	130,100

Source: Applied Geographic Solutions, 2025 Estimates

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Gateway Park

INTERSTATE 70 & TOWER RD - AURORA, CO

dhlb
RETAIL BROKERAGE



INTERSTATE 70 & TOWER RD - AURORA, CO





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