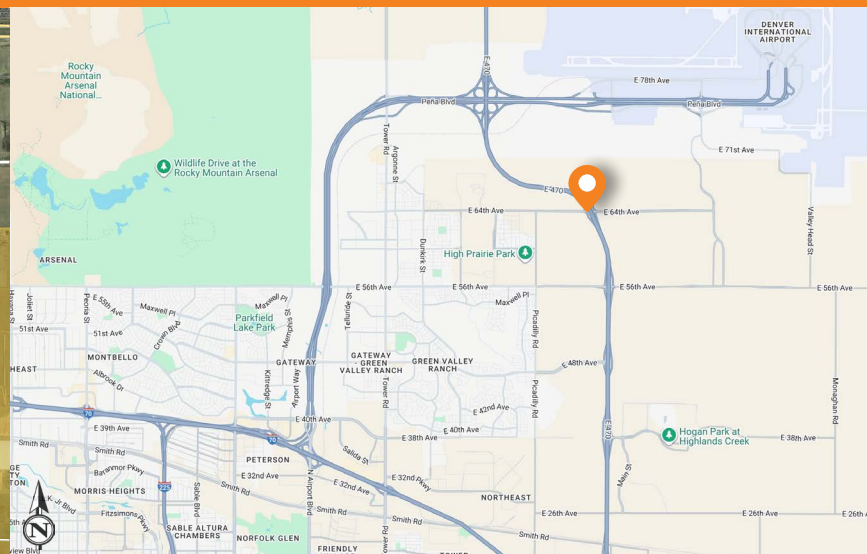
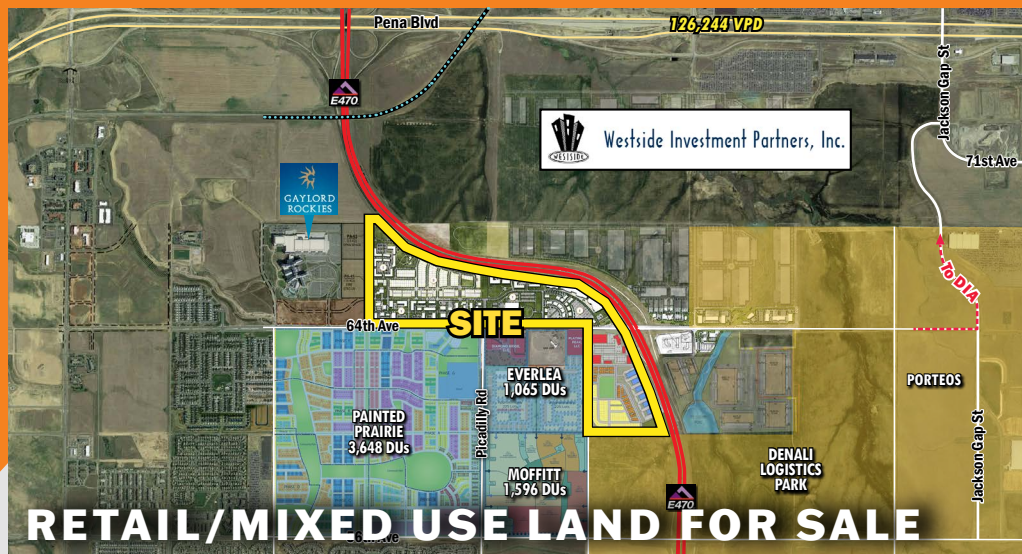


HIGH POINT EAST

64TH AVENUE & E-470 - AURORA, CO



RETAIL/MIXED USE LAND FOR SALE

AVAILABLE

PARCEL	ACRES
PA-15a	25.2 Acres
PA-15b	16.9 Acres
PA-15c	21.3 Acres
PA-26	37.3 Acres
PA-27a	20.78 Acres
PA-27b	4.68 Acres
PA-27c	20.59 Acres
PA-27d	6.36 Acres
PA-27e	25.87 Acres

PROPERTY HIGHLIGHTS

- Multiple commercial, multi-family, industrial and self-storage parcels available for sale in the High Point mixed-use community.
- Gaylord Rockies Resort and Conference Center - 1,500 rooms: 480,000 SF meeting space, water park, event center and more.
- High Point is located less than 10 minutes from DIA and 25 minutes from Downtown Denver.

TRAFFIC COUNTS

On Tower Road north of 64th Ave 21,689 CPD

On Pena Blvd north of 56th Ave 93,028 CPD

Source: CDOT 2025

DEMOGRAPHICS	5 MIN	10 MIN	15 MIN
POPULATION	28,728	77,292	140,104
ANNUAL GROWTH (2010-2025)	10.6%	4.3%	3.7%
AVERAGE HH INCOME	\$112,143	\$120,854	\$127,060
BUSINESSES	550	1,885	4,464
EMPLOYEES	3,666	15,953	46,365

Source: Applied Geographic Solutions, 2025 Estimates

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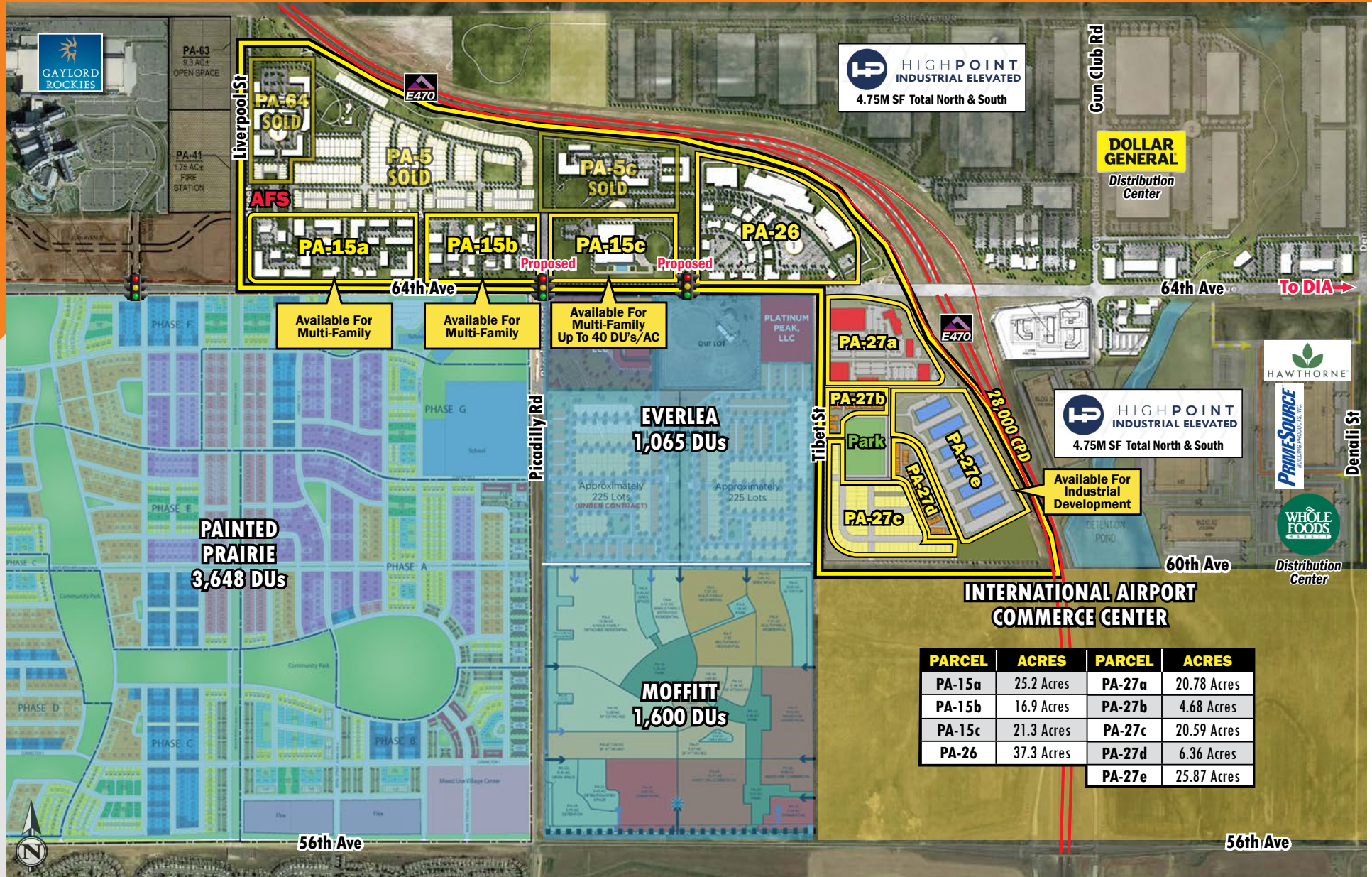
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HIGH POINT EAST

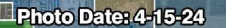
64TH AVENUE & E-470 - AURORA, CO

dhlb
RETAIL BROKERAGE



PARCEL	ACRES	PARCEL	ACRES
PA-15a	25.2 Acres	PA-27a	20.78 Acres
PA-15b	16.9 Acres	PA-27b	4.68 Acres
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