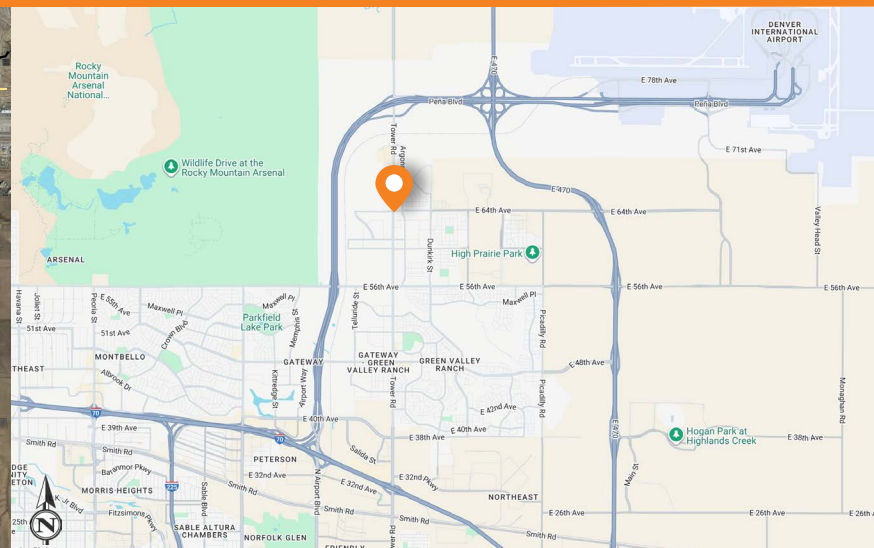


NEC 64TH AVENUE & TOWER ROAD - DENVER, CO



6.832 acres
in bulk or subdivided.

- **High visibility site for sale at the NEC 64th & Tower.**
- 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.
- Zoning C-MU-10; City and County of Denver allows for retail, commercial, drive-thrus, hotels and much more.
- 3,384 additional hotel rooms open on Tower Road in 28 existing hotels.

On Tower Road north of 64th Ave	21,689 CPD
On Pena Blvd north of 56th Ave	93,028 CPD

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

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HIGH POINT WEST

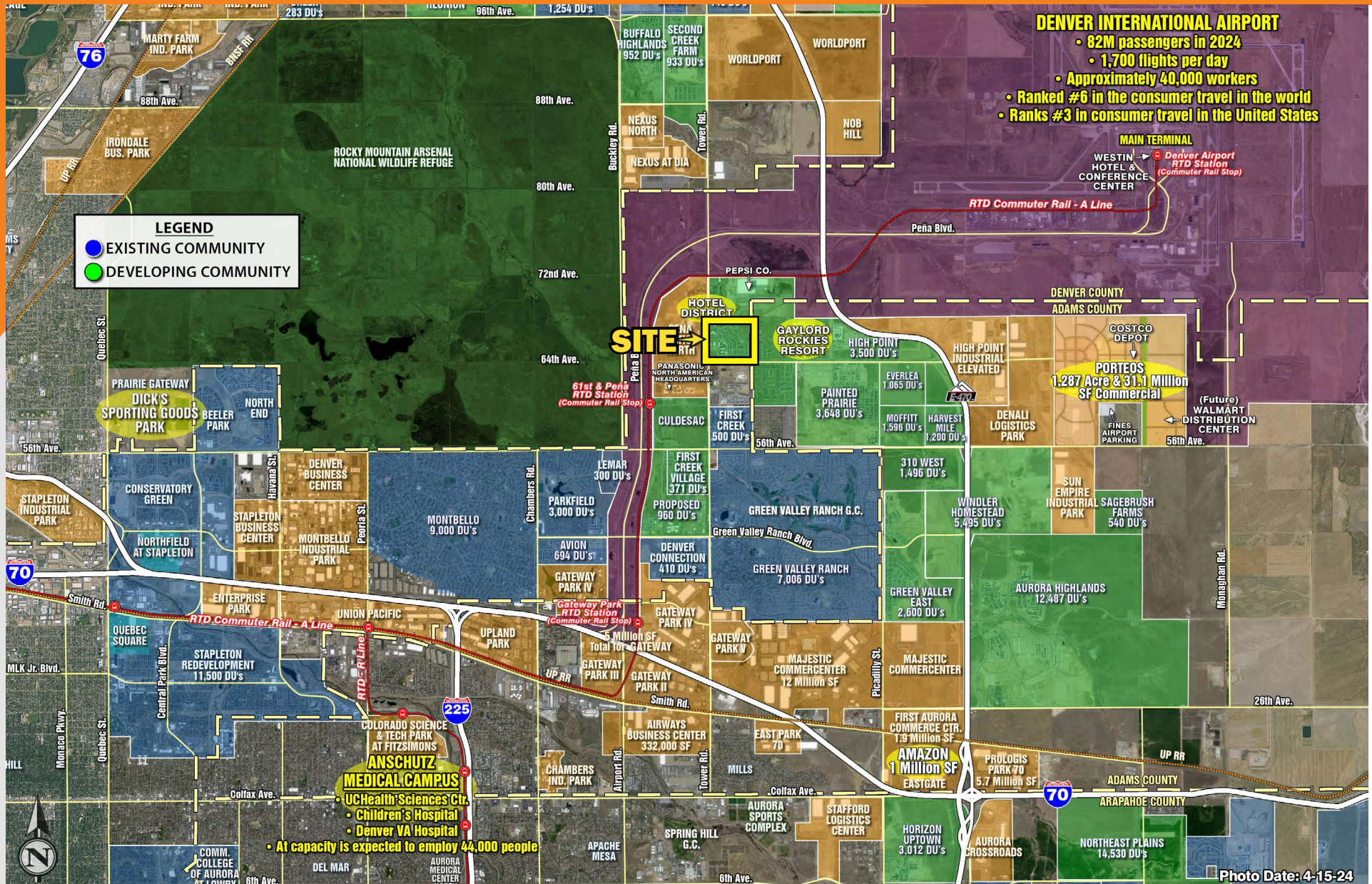
NEC 64TH AVENUE & TOWER ROAD - DENVER, CO



* Call Broker for pricing and commission incentives.

HIGH POINT WEST

NEC 64TH AVENUE & TOWER ROAD - DENVER, CO





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