### TRADE AREA DEMOGRAPHICS **TRAFFIC COUNTS**

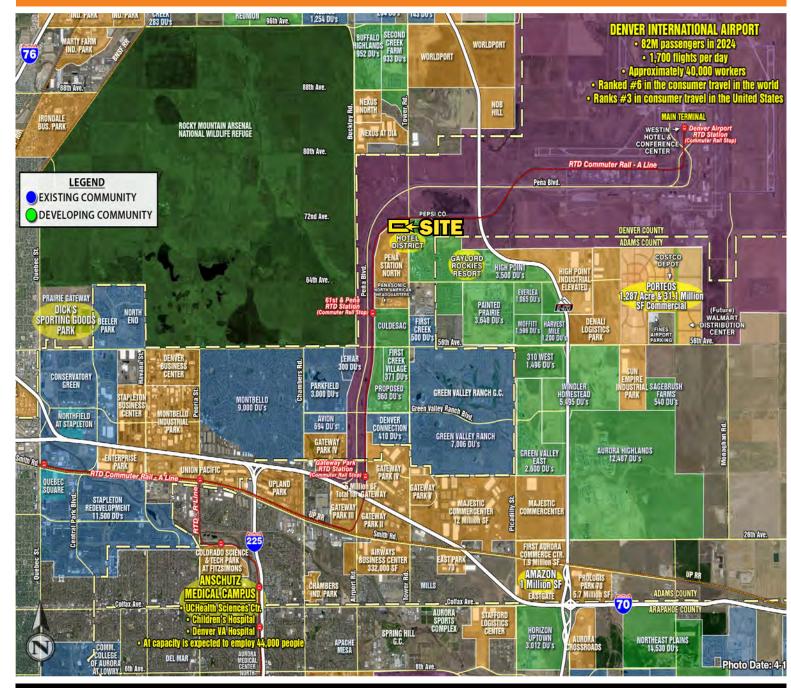
	1 Mile	3 Mile	5 Mile	On Tower Road north
Population	3,397	27,667	113,769	On Peña Boulevard e
Average HH Income	\$95,823	\$113,196	\$1 <i>27,</i> 711	(both directions comb
Businesses	86	443	2,813	On Tower Road north Source: CDOT 2025
Forestores	1.051	2017	22.270	

of 72nd Avenue ast of Tower Road

of Pena Boulevard

23,457 Cars/day 93,028 Cars/day

30,066 Cars/day



## FOR MORE INFORMATION, PLEASE CONTACT



## **KEN HIMEL**

## **PHILIP HICKS**

303.577.9956 ken.himel@dhlb.com

303.694.6082

phil@dhlb.com

# DRIVE-THRU PADS AVAILABLE 72ND & TOWER



- 2 acres land parcel available for sale at the SWC 72nd Ave & Tower Rd - Gas & Drive-Thru uses approved.
- 5.4 Acre land parcel available multiple uses approved parcel can be sub-divided.
- 2.2 Acre land parcel available.
- Over 4,000 hotel rooms are operating within a 1.5 mile stretch of Tower Road, including this project.
- The property is only 1.7 miles from Gaylord of the Rockies, a 480,000 SF convention center and 1,500 room resort hotel.
- United Airlines has purchased 113 acres on 64th Avenue for a new Training Center to start construction in 2025.

## **KEN HIMEL**

303.577.9956

ken.himel@dhlb.com

## PHILIP HICKS

303.694.6082 phil@dhlb.com



www.dhlb.com

**PEÑA STATION NORTH** 

1. EXISTING DEVELOPMENT

10 Hotels, Retail, 7-11, BurgerIM, Caliber Collision, Danico Brewing Co., DiCicco's Italian, MOD Pizza, Murphy USA, Pho 92, Renegado Tacos & Margaritas, Ruby Tuesday, Starbucks,

Taco Bell, Village Inn, (2) Office Buildings,

FlightSafety International (A Berkshire Hathawa

SOLD - FUTURE/UNDER CONSTRUCTION

EXISTING

NWC OF TOWER ROAD & 71ST AVENUE - DENVER, CO

72nd AVE University of Colorado (1) Line

- Closest exit to DIA (40,000 employees).
- Over 23,000 cars per day on Tower Road.
- Close proximity to Painted Prairie Aurora (3,118 DUs), First Creek (1,000 DUs), Highlands and Green Valley Ranch (10,000 DUs) residential developments.



**KEN HIMEL** 303.577.9956

2. HOTEL 3. TAEKWONDO STUDIO 4. UNITED AIRLINES FLIGHT TRAINING CENTER **5. CHRISTIAN BROTHERS AUTOMOTIVE 6. EXTENDED STAY HOTEL** 7. HOTEL UNDER CONTRACT 8. EXTENDED STAY SUITES **PEÑA STATION NEXT** Flight Training Center EXISTING 1. PANASONIC / RED BULL DISTRIBUTION UNITED AIRLINES 2. DIA PARKING WITH SOLAR CANOPY 3. ELEVATE @ PEÑA STATION - MF RENTALS 4. HYATT PLACE HOTEL/STARBUCKS/BAR 5. HANGAR 61 @ PEÑA STATION - 198 FOR-RENT APTS. 6. SPRINGS @ PEÑA STATION - 272 FOR-RENT APTS. SOLD - UNDER CONSTRUCTION 7. 37 FOR-SALE TOWNHOMES 1 A 8. KJ HOTEL - CANDLEWOOD SUITES HOTEL 9. ASIAN RESTAURANTS & MARKET 10. 29 FOR-SALE TOWNHOMES 11. 336 MULTI-FAMILY FOR-RENT APTS 12. 326 FOR-RENT APARTMENTS 1 13. 385 FOR-RENT APTS./MIXED-USE 14. 365 FOR-RENT APTS/MIXED USE LEGEND **FUTURE ROAD** COMMUTER RAIL EXISTING TRAIL **PHILIP HICKS** PROPOSED TRAIL **BUS ROUTE** 303.694.6082 ken.himel@dhlb.com phil@dhlb.com OPEN SPACE CORRIDOR **Proposed O TARGET** 

David, Hicks and Lampert Brokerage, LLC makes no warrant and assun