

TRADE AREA DEMOGRAPHICS

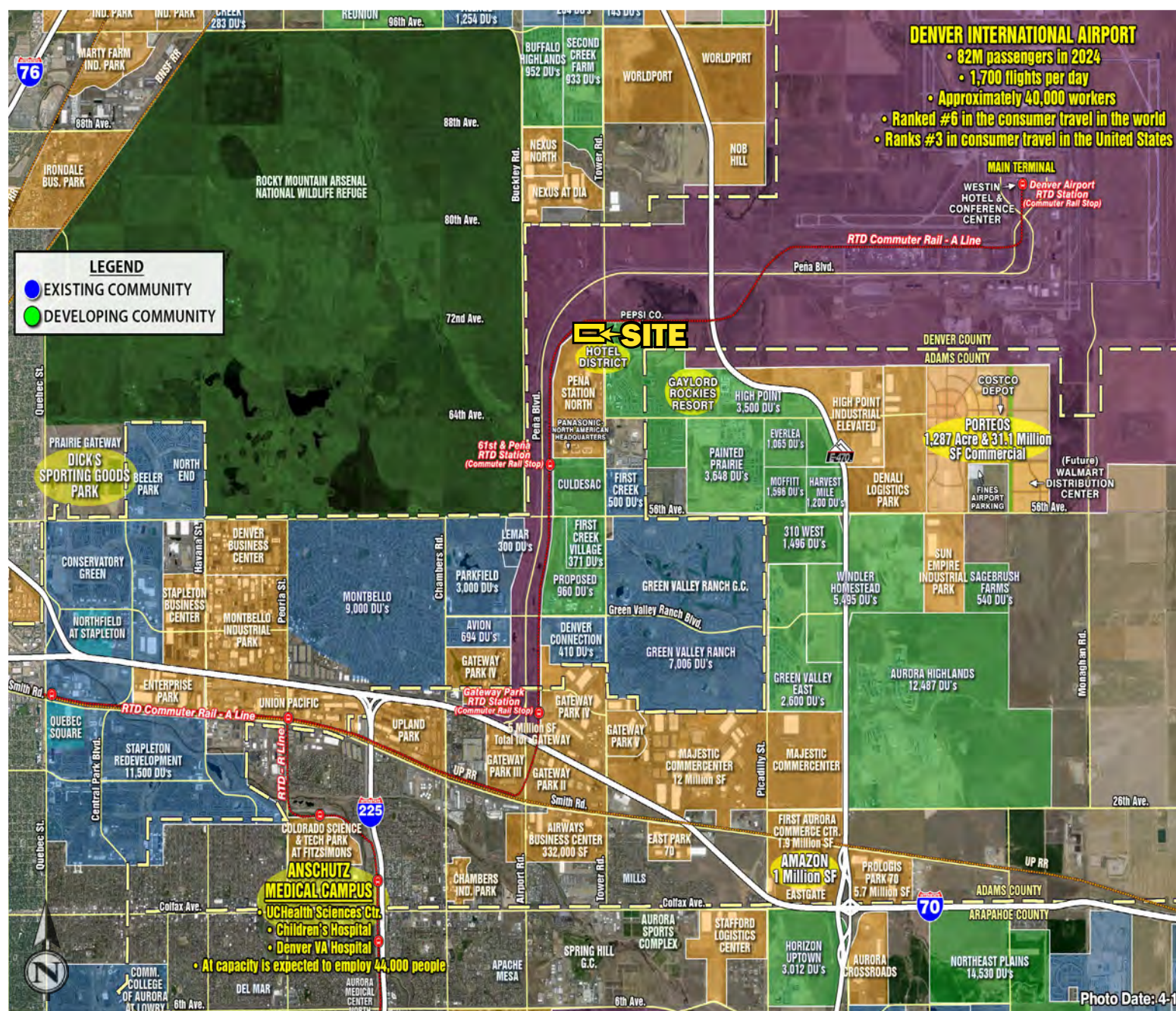
	1 Mile	3 Mile	5 Mile
Population	3,397	27,667	113,769
Average HH Income	\$95,823	\$113,196	\$127,711
Businesses	86	443	2,813
Employees	1,051	2,967	23,369

Source: Applied Geographic Solutions, 2025 Estimates

TRAFFIC COUNTS

On Tower Road north of 72nd Avenue	23,457 Cars/day
On Peña Boulevard east of Tower Road (both directions combined)	93,028 Cars/day
On Tower Road north of Peña Boulevard	30,066 Cars/day

Source: CDOT 2025



FOR MORE INFORMATION, PLEASE CONTACT

dhlb
RETAIL BROKERAGE

KEN HIMEL

303.577.9956

ken.himel@dhlb.com

PHILIP HICKS

303.694.6082

phil@dhlb.com

DAVID, HICKS & LAMPERT BROKERAGE 5750 DTC Parkway, Suite 200 Greenwood Village, CO 80111 T 303.694.6082 F 303.793.0994 www.dhlb.com

DRIVE-THRU PADS AVAILABLE 72ND & TOWER

NWC TOWER ROAD & 71ST AVENUE - DENVER, CO



- 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.

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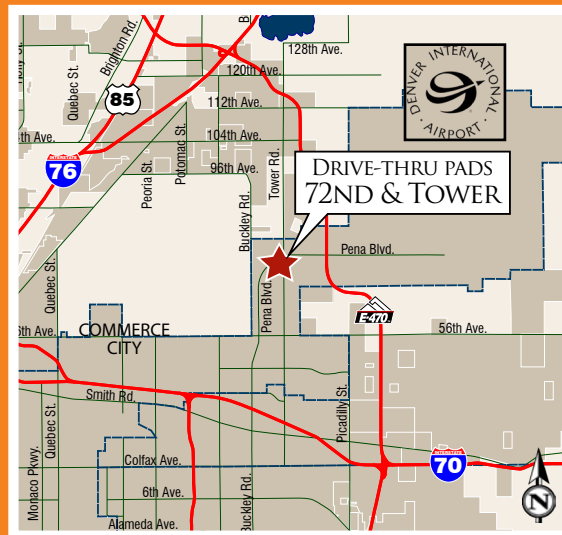
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BROKER DISCLOSURE**

- 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.



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