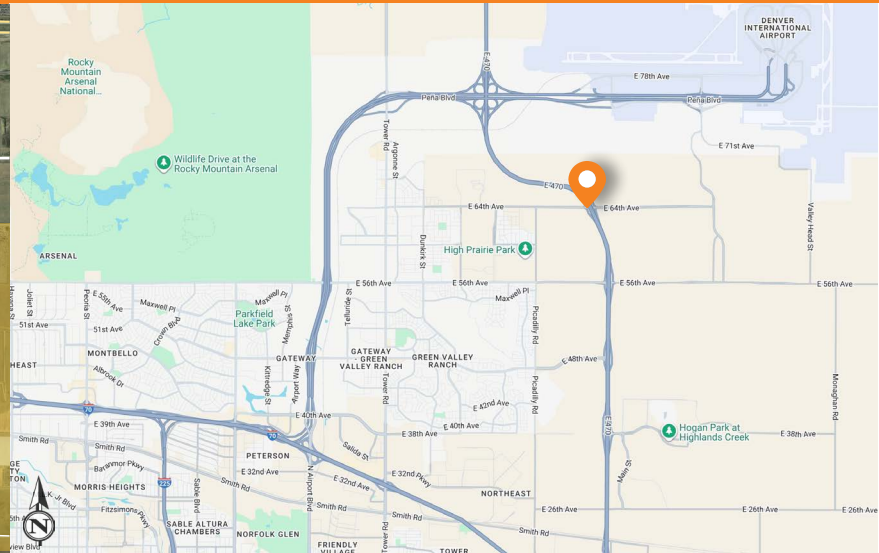
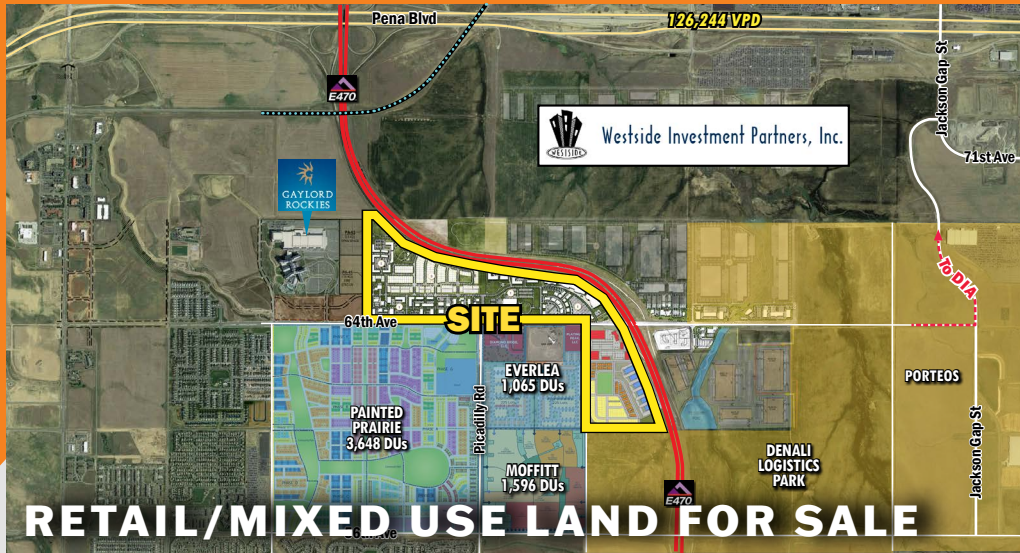


# HIGH POINT EAST

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.

[CLICK HERE FOR DRONE AERIALS](#)

### TRAFFIC COUNTS

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

Source: CDOT 2025

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

Source: Applied Geographic Solutions, 2025 Estimates

### ALLEN LAMPERT

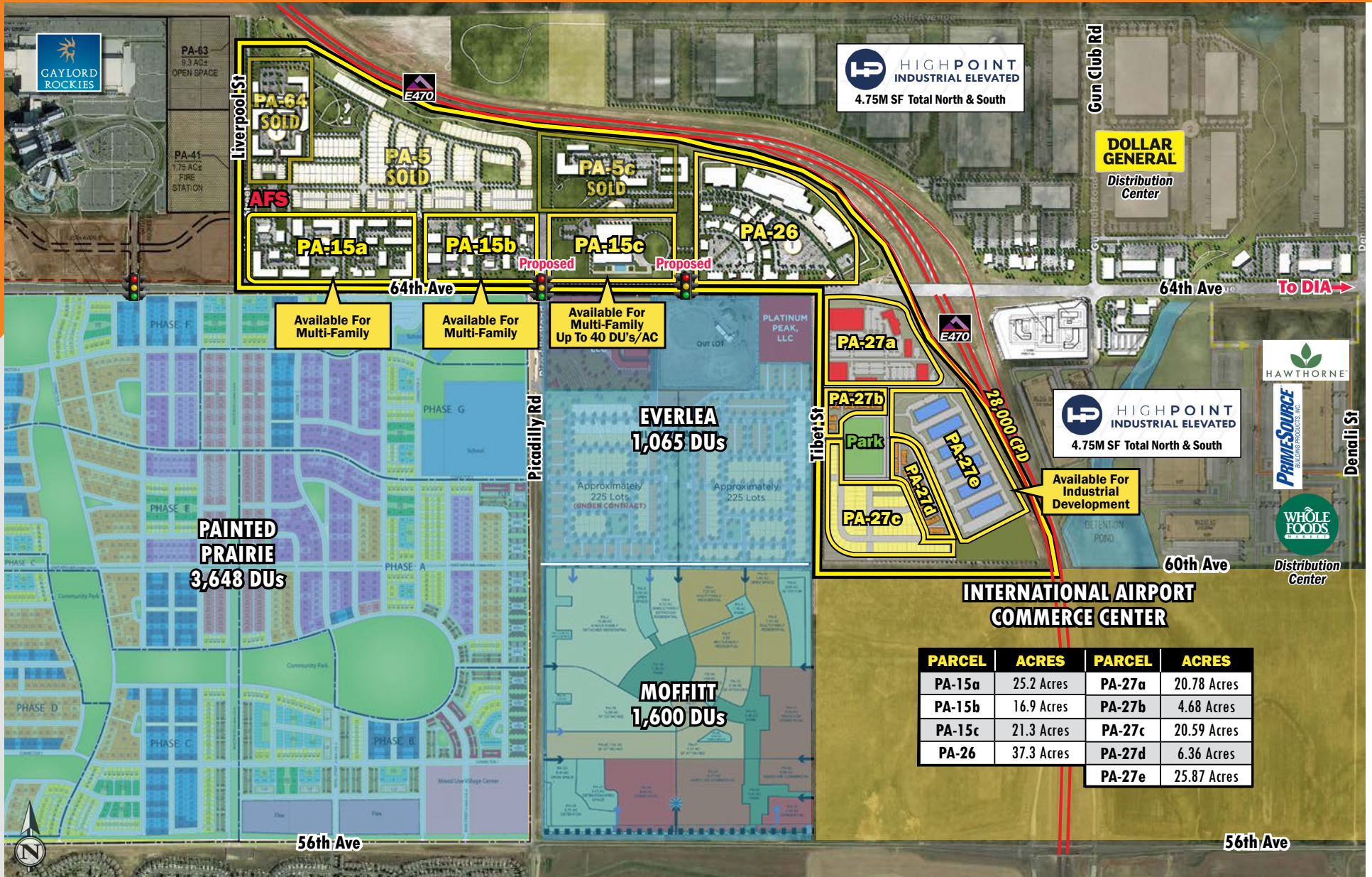
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# HIGH POINT EAST

64TH AVENUE & E-470 - AURORA, CO



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