

TRADE AREA DEMOGRAPHICS

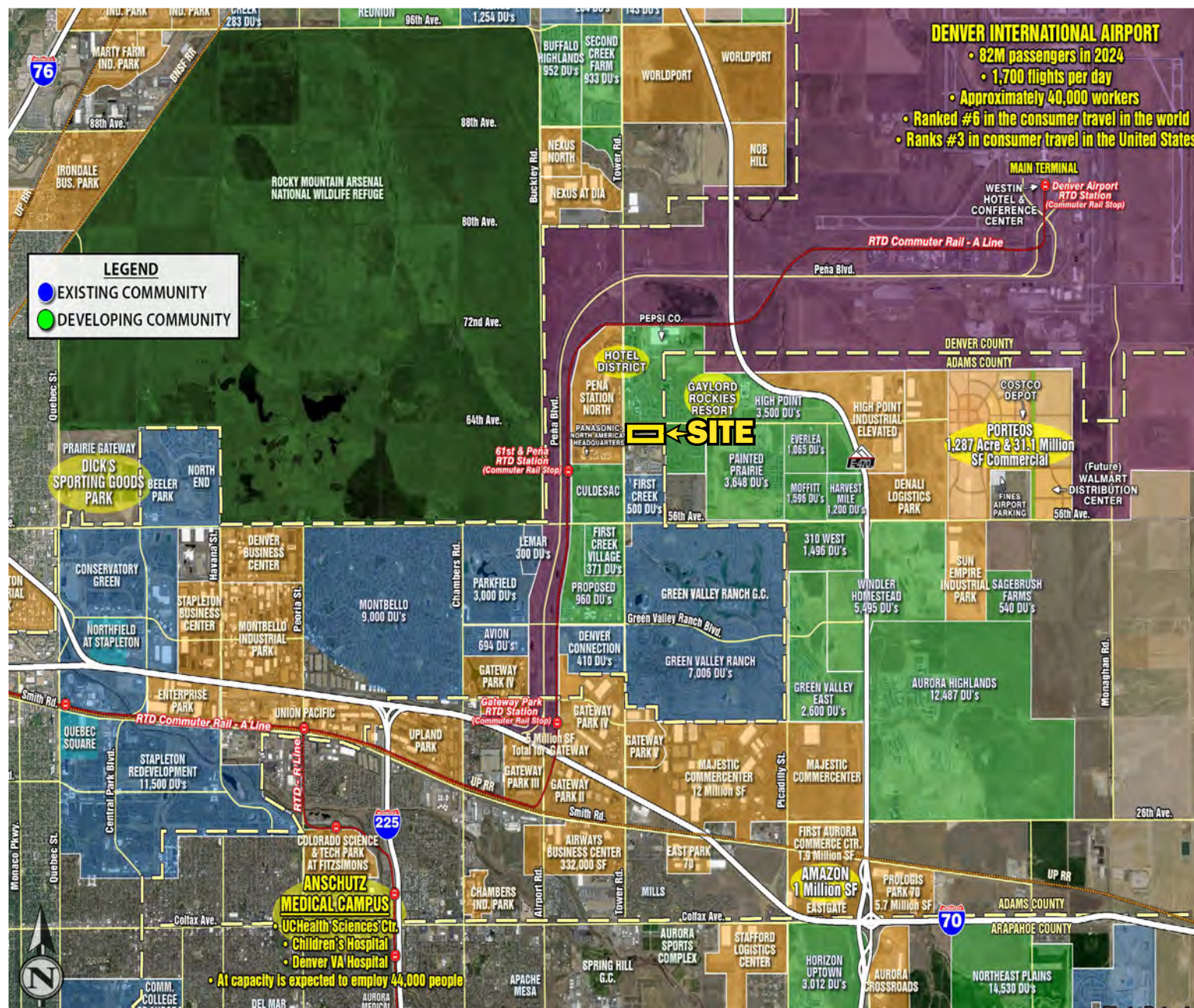
	3 Mile	5 Mile	7 Mile
Population	55,971	115,483	222,050
Average HH Income	\$118,555	\$116,587	\$127,600
Businesses	1,134	3,541	7,421
Employees	8,075	35,567	77,407

Source: Applied Geographic Solutions, 2025 Estimates

TRAFFIC COUNTS

On Tower Road north of 64th Ave	21,927 Cars/day
On Pena Blvd north of 64th Ave	114,578 Cars/day
On Pena Blvd south of 64th Ave	115,365 Cars/day

Source: CDOT 2025



FOR MORE INFORMATION, PLEASE CONTACT

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PADS FOR SALE! GATEWAY

SEC OF 64TH AVENUE & TOWER ROAD - DENVER, CO



• Chick-fil-A (SOLD) and Panda Express (proposed) on the last pads at major 64th & Tower intersection!

• Pads available for sale for fast food, drive-thrus, retail, hotel and other commercial uses.

• This location benefits from strong residential growth and daytime generators such as Flight Safety, Panasonic, Pepsi Co. (coming soon), industrial parks and Gaylord Rockies (1,500 hotel rooms) and the Tower Road corridor has 28 more existing hotels with a total of 3,900 rooms.

• 64th Avenue now open thru E-470 to Jackson Gap!

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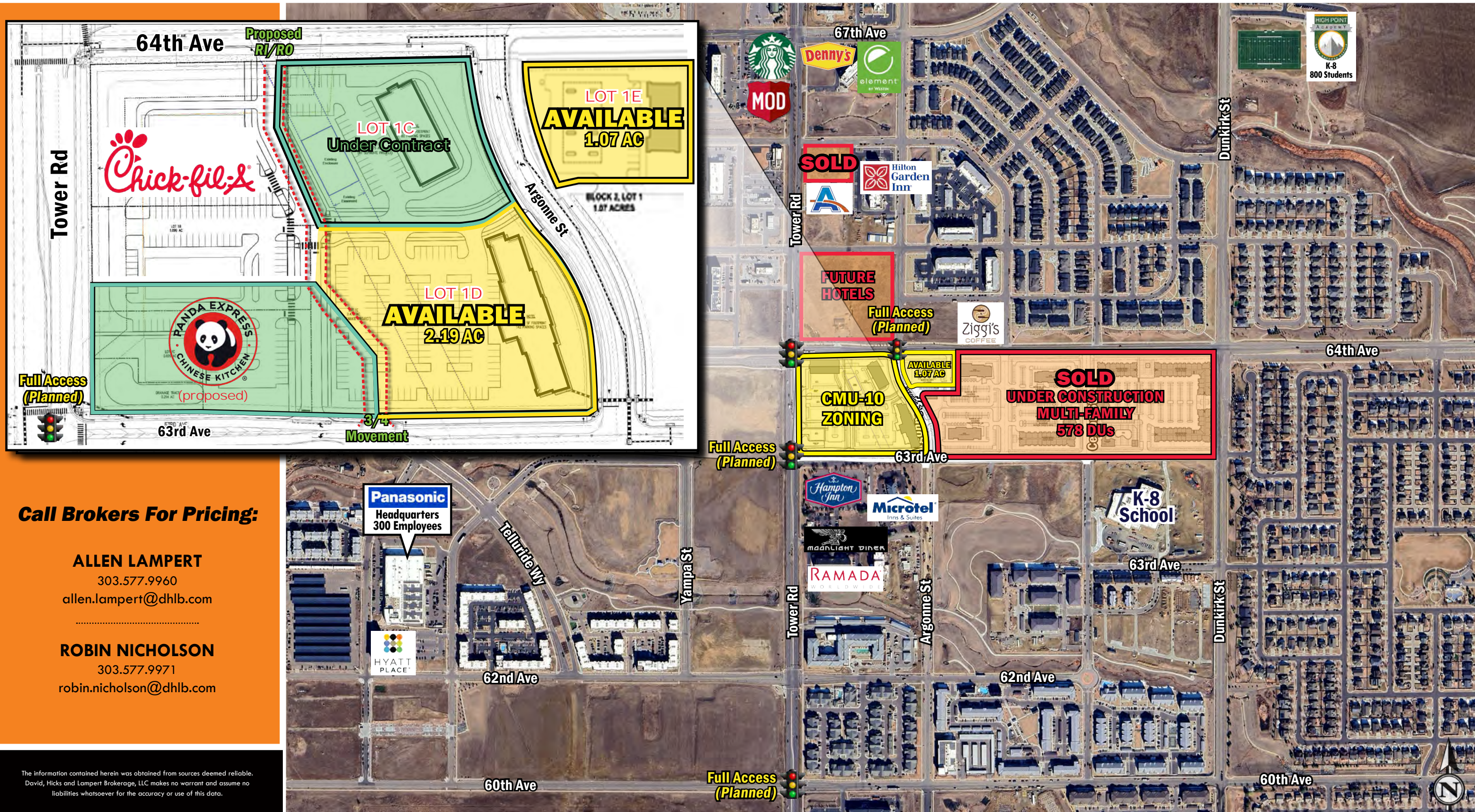
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GATEWAY

SEC OF 64TH AVENUE & TOWER ROAD - DENVER, CO

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