

PAD SITES AND MULTI-TENANT RETAIL AVAILABLE

SWC 64TH & TOWER RD

PEÑA STATION - DENVER, CO



Pena Station Retail

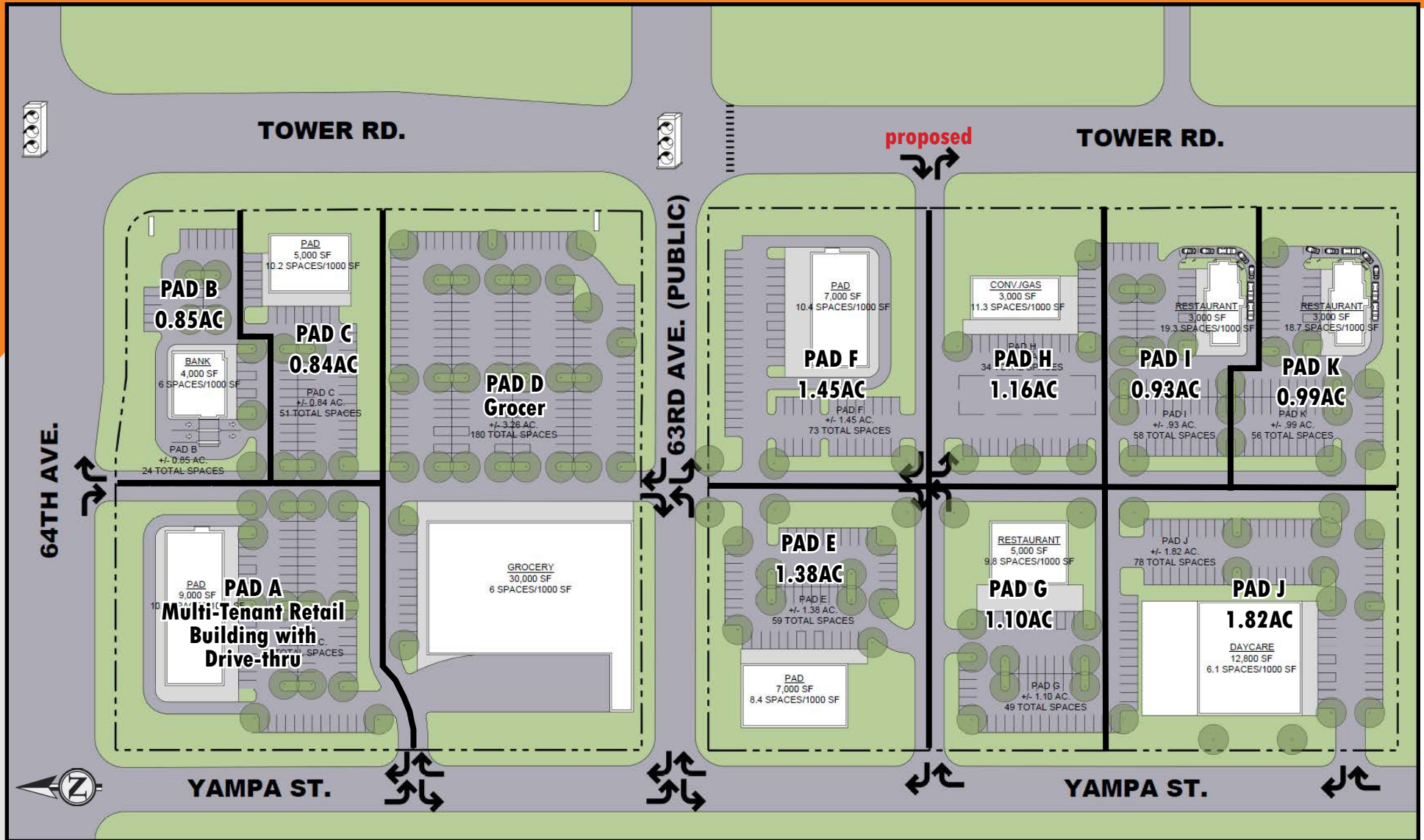
- Pad sites available for sale or lease. Approved uses include restaurants, gas/convenience, bank, junior box retail, medical office, carwash and daycare.
- Last remaining gas/convenience pad in the Tower Rd corridor per Denver's new Proximity law.
- 9,000 SF Multi-tenant building with drive-thru.



PAD SITES AND MULTI-TENANT RETAIL AVAILABLE

SWC 64TH & TOWER RD

PEÑA STATION - DENVER, CO



PAD SITES AND MULTI-TENANT RETAIL AVAILABLE

SWC 64TH & TOWER RD

PEÑA STATION - DENVER, CO



PEÑA STATION NORTH

EXISTING

- 1. EXISTING DEVELOPMENT**
 10 Hotels, Retail, 7-11, BurgerIM, Caliber Collision, Danico Brewing Co., DiCicco's Italian, Jasmine Nails & Spa, LivWell, McDonald's, MOD Pizza, Murphy USA, Pho 92, Renegado Tacos & Margaritas, Ruby Tuesday, Starbucks, Taco Bell, Village Inn, (2) Office Buildings, FlightSafety International (A Berkshire Hathaway Company)

SOLD - FUTURE/UNDER CONSTRUCTION

- 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

EXISTING

- 1. PANASONIC / RED BULL DISTRIBUTION**
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**
8. KJ HOTEL - CANDLEWOOD SUITES HOTEL
9. ASIAN RESTAURANTS & MARKET
10. 29 FOR-SALE TOWNHOMES

UNDER CONTRACT

- 11. 336 MULTI-FAMILY FOR-RENT APTS.**
12. 326 FOR-RENT APARTMENTS
13. 385 FOR-RENT APTS./MIXED-USE
14. 365 FOR-RENT APTS./MIXED USE

LEGEND

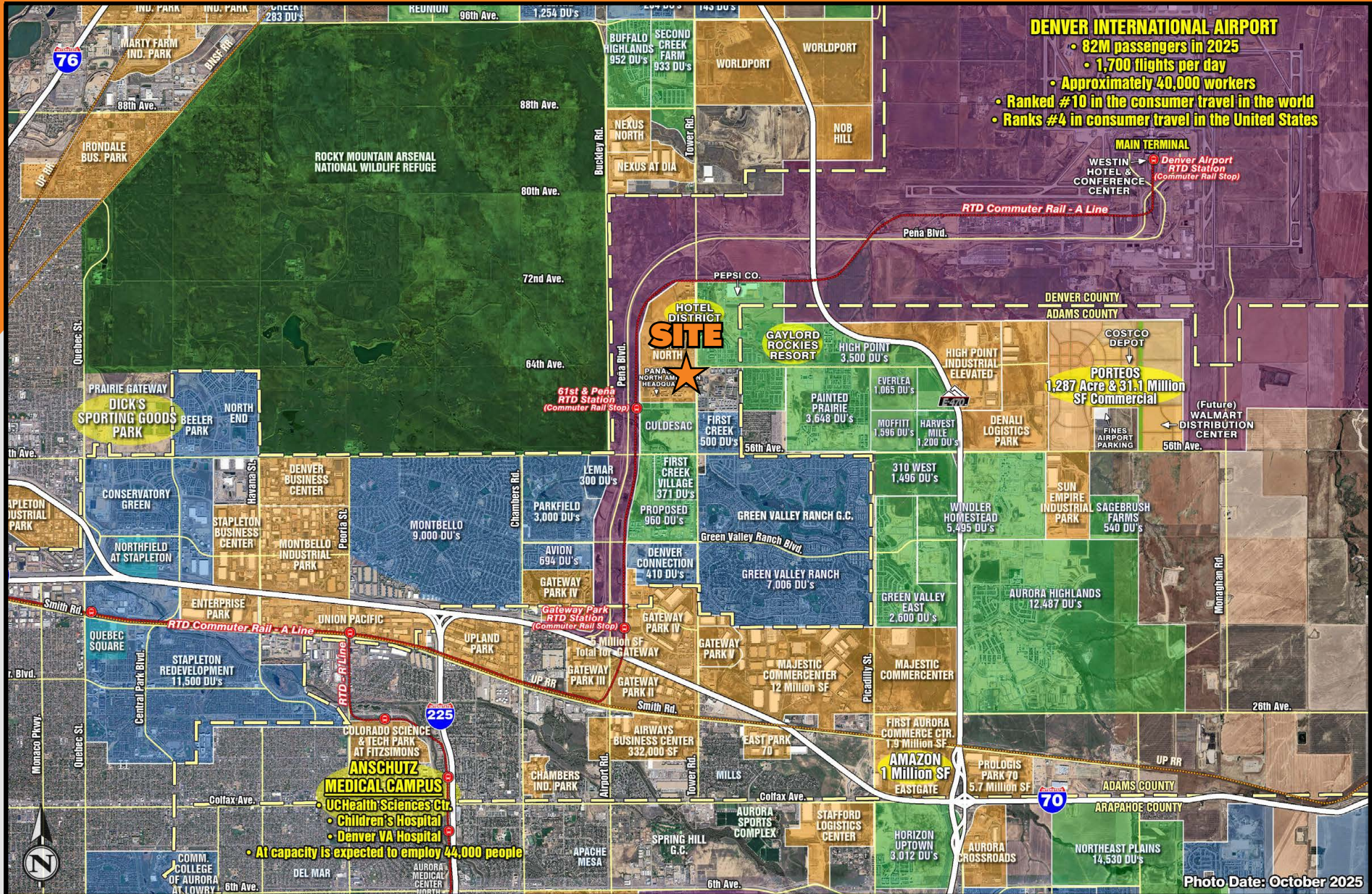
- FUTURE ROAD
- COMMUTER RAIL
- EXISTING TRAIL
- PROPOSED TRAIL
- BUS ROUTE
- NEIGHBORHOOD PARK
- OPEN SPACE CORRIDOR

0 400' 800' 1200'
 1" = 400' | ORIGINAL DRAWING SIZE 24" X 36"

PAD SITES AND MULTI-TENANT RETAIL AVAILABLE

SWC 64TH & TOWER RD

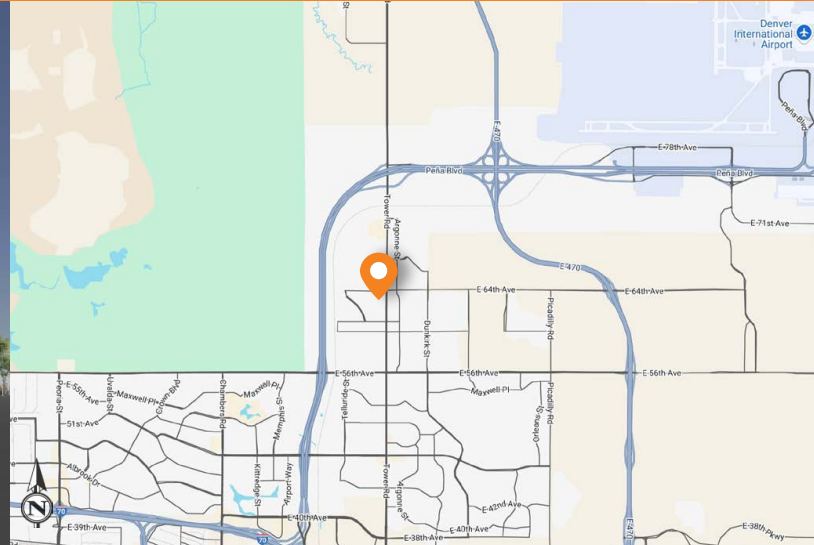
PEÑA STATION - DENVER, CO



PAD SITES AND MULTI-TENANT RETAIL AVAILABLE

SWC 64TH & TOWER RD

PEÑA STATION - DENVER, CO



FOR SALE OR LEASE

AVAILABLE

Pad Sites
Multi-Tenant Retail Building
with drive-thru

PROPERTY HIGHLIGHTS

- Close proximity to the proposed 113 AC United Airlines Training Center. (2026 Construction Start)
- Walking distance to Berkshire Hathaway's FlightSafety training center, a 140,000 SF facility with 400-500 trainees per day, 24 hours a day, 7-days per week.
- Over 4,000 hotel rooms are operating within this 1.5 mile stretch of Tower Road, including this project.
- Gaylord of the Rockies, 480,000 SF convention center and 1,500 room resort hotel.

NEARBY RETAILERS



TRAFFIC COUNTS

| | |
|---|-------------|
| On Tower Rd north of 64th Ave | 21,878 CPD |
| On Pena Blvd east of Tower Rd (both directions combined) | 93,028 CPD |
| On Tower Rd south of 64th Ave | 20,315 CPD |
| On Pena Blvd south of Green Valley Ranch Blvd | 126,331 CPD |

Source: Sites USA 2026

| DEMOGRAPHICS | 1 MILE | 3 MILE | 5 MILE |
|--------------------------|-----------|-----------|-----------|
| POPULATION | 12,595 | 61,339 | 122,572 |
| AVERAGE HH INCOME | \$107,419 | \$119,877 | \$118,547 |
| BUSINESSES | 142 | 1,126 | 3,666 |
| EMPLOYEES | 1,546 | 8,029 | 36,963 |

Source: Applied Geographic Solutions, 2026 Estimates





5750 DTC Parkway, Suite 200
Greenwood Village, CO 80111

www.dhlb.com

KEN HIMEL

303.577.9956

ken.himel@dhlb.com

PHILIP HICKS

303.694.6082

phil@dhlb.com

[CLICK HERE FOR
BROKER DISCLOSURE](#)