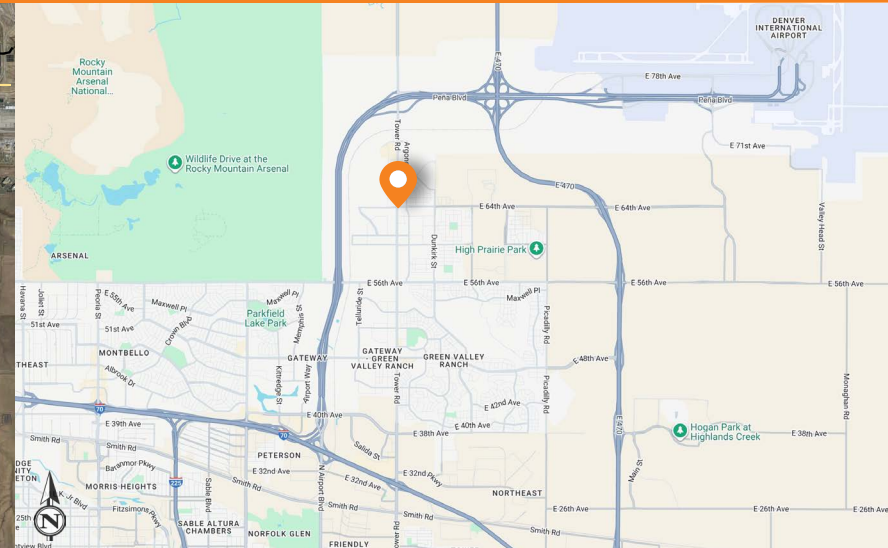


HIGH POINT WEST

NEC 64TH AVENUE & TOWER ROAD - DENVER, CO



RETAIL/MIXED USE LAND FOR SALE

AVAILABLE

**6.832 acres
in bulk or subdivided.**

PROPERTY HIGHLIGHTS

- **High visibility site for sale at the NEC 64th & Tower.**
- 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.
- Zoning C-MU-10; City and County of Denver allows for retail, commercial, drive-thrus, hotels and much more.
- 3,384 additional hotel rooms open on Tower Road in 28 existing hotels.

NEARBY RETAILERS



ALLEN LAMPERT
303.577.9960
allen.lampert@dhlb.com

TRAFFIC COUNTS

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

Source: CDOT 2025

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

Source: Applied Geographic Solutions, 2025 Estimates

HIGH POINT WEST

NEC 64TH AVENUE & TOWER ROAD - DENVER, CO



* Call Broker for pricing and commission incentives.



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