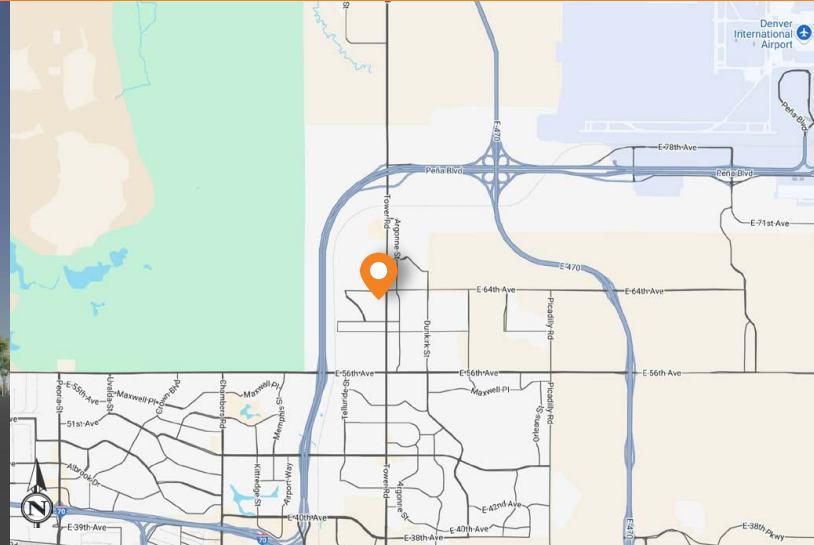


PAD SITES AND MULTI-TENANT RETAIL AVAILABLE

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



PAD SITES AND MULTI-TENANT RETAIL AVAILABLE

SWC 64TH & TOWER RD

PEÑA STATION - DENVER, CO



Pena Station Retail

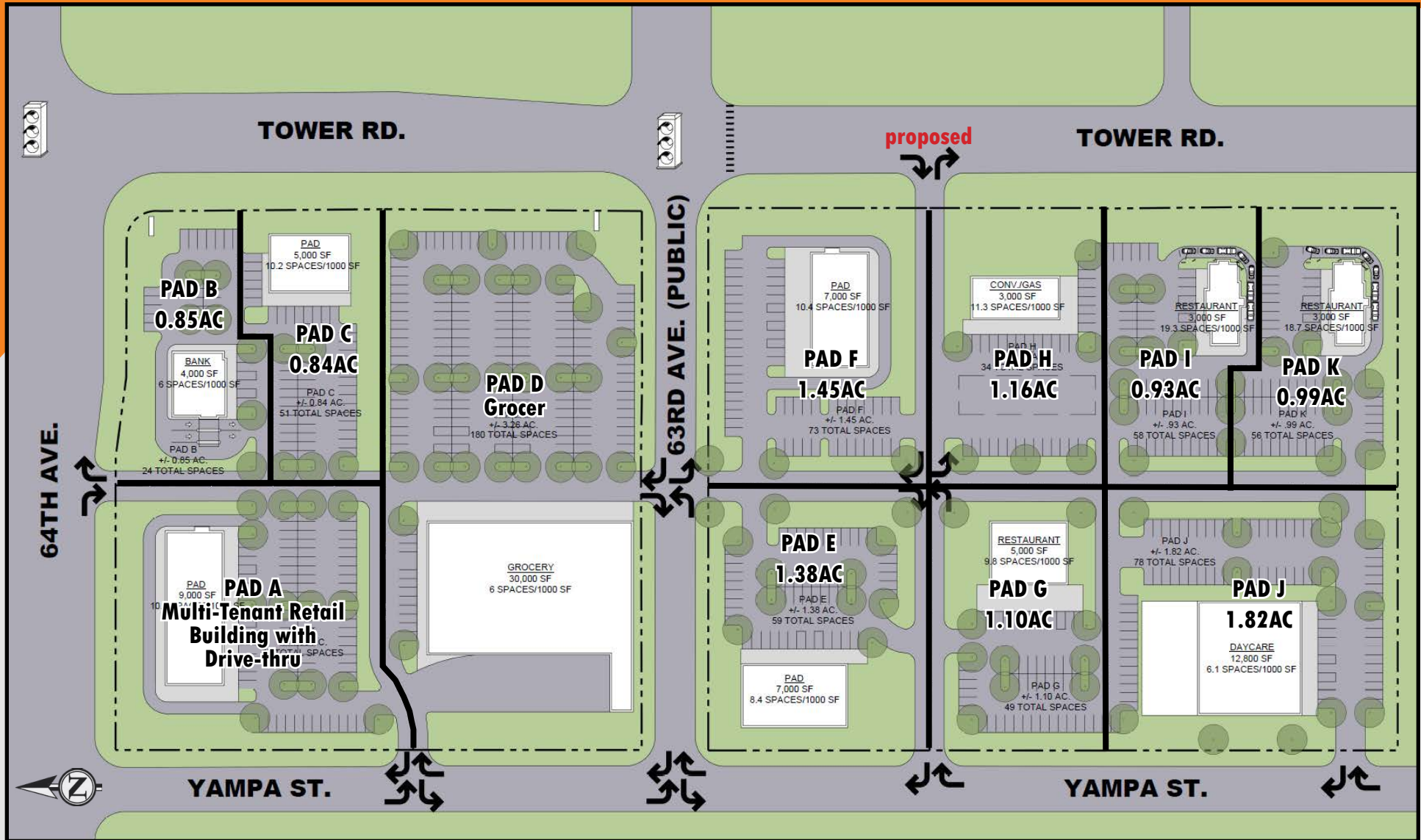
- Pad sites available for sale or lease. Approved uses include restaurants, gas/convenience, bank, junior box retail, medical office, carwash and daycare.
- Last remaining gas/convenience pad in the Tower Rd corridor per Denver's new Proximity law.
- 9,000 SF Multi-tenant building with drive-thru.



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"



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