

72ND & TOWER

NWC OF TOWER ROAD & 71ST AVENUE - DENVER, CO



PROPERTY HIGHLIGHTS

- 2 acres land parcel available for sale at the SWC 72nd Ave & Tower Rd - Gas & Drive-Thru uses approved.
- 5.4 Acre land parcel available - multiple uses approved parcel can be sub-divided.
- 2.2 Acre land parcel available.
- Over 4,000 hotel rooms are operating within a 1.5 mile stretch of Tower Road, including this project.
- The property is only 1.7 miles from Gaylord of the Rockies, a 480,000 SF convention center and 1,500 room resort hotel.
- United Airlines has purchased 113 acres on 64th Ave for a new Training Center to start construction in 2025.

TRAFFIC COUNTS

On Tower Rd north of 72nd Ave 23,457 CPD

On Pena Blvd east of Tower Rd (both directions combined) 93,028 CPD

On Tower Rd north of Pena Blvd 30,066 CPD

Source: CDOT 2026

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
POPULATION	3,397	27,667	113,769
AVERAGE HH INCOME	\$95,823	\$113,196	\$127,711
BUSINESSES	86	443	2,813
EMPLOYEES	1,051	2,967	23,369

Source: Applied Geographic Solutions, 2026 Estimates

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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, Renegade 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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