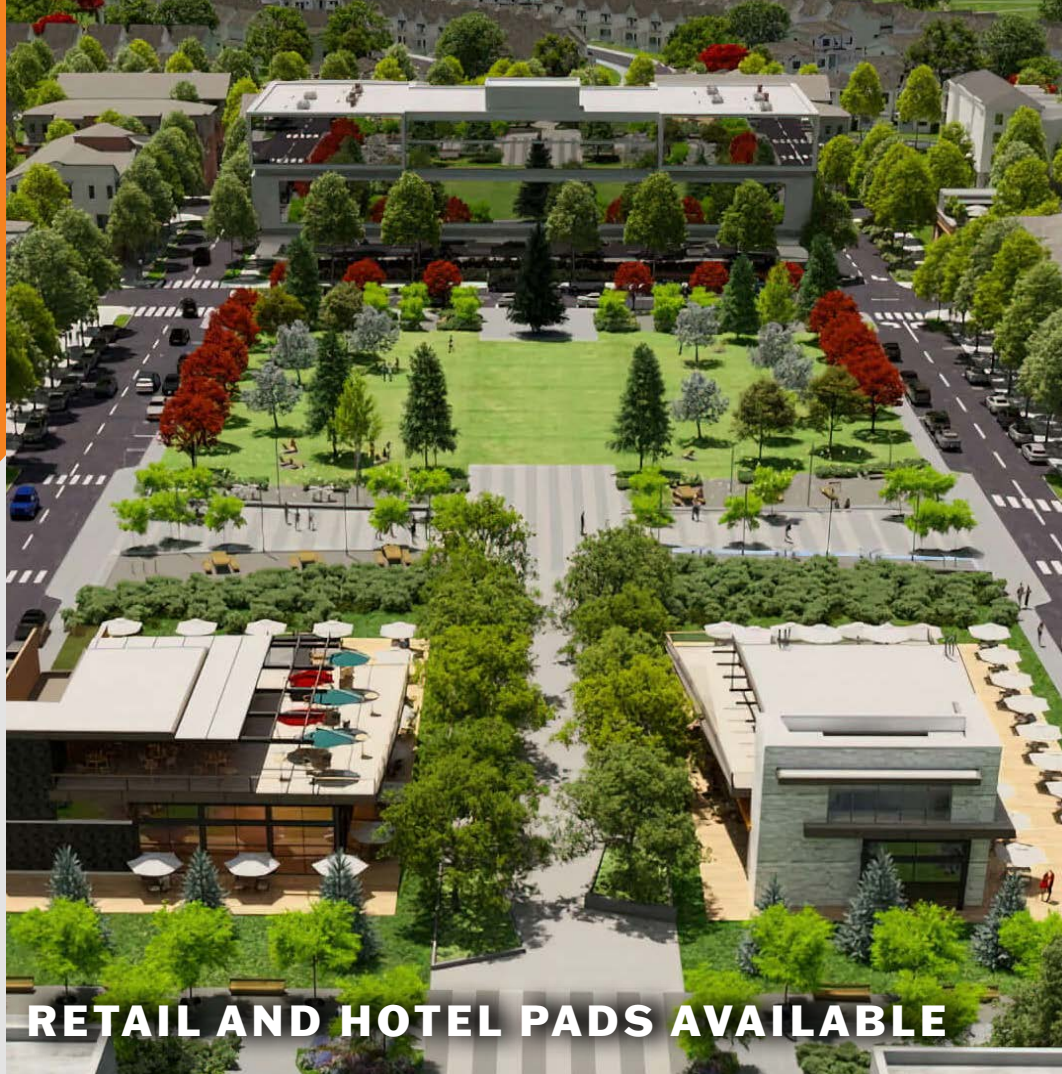


PAINTED PRAIRIE

E. 64TH AVENUE - AURORA, CO



PROPERTY HIGHLIGHTS

• RETAIL AND HOTEL PADS AVAILABLE

- Roads and utilities in place!
- 3,648 new residential DU's at Painted Prairie, plus thousands more surrounding.
- Directly across the street from Gaylord of the Rockies, a 480,000 SF Convention Center and 1,500 room resort. Newly announced an expansion including a 47,000 SF indoor water park and 450 additional rooms!

TRAFFIC COUNTS

On E-470 north of 56th Ave 51,181 CPD

On Tower Rd north of 64th Ave 21,877 CPD

Source: CDOT 2025

DEMOGRAPHICS	3 MILE	5 MILE	7 MILE
POPULATION	10,253	35,403	47,833
AVERAGE HH INCOME	\$128,959	\$119,108	\$116,845
BUSINESSES	207	649	920
EMPLOYEES	772	3,718	5,822

Source: Applied Geographic Solutions, 2025 Estimates

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E. 64TH AVENUE - AURORA, CO



DENVER INTERNATIONAL AIRPORT

- 82M passengers in 2025
- 1,700 flights per day
- Approximately 40,000 workers
- Ranked #10 in the consumer travel in the world
- Ranks #4 in consumer travel in the United States

MAIN TERMINAL

WESTIN HOTEL & CONFERENCE CENTER

RTD Commuter Rail - A Line

Peña Blvd.

PAINTED PRAIRIE

DENVER COUNTY

ADAMS COUNTY

COSTCO DEPOT

ORTEOS
1,287 Acre & 31.1 Million SF Commercial

(Future) WALMART DISTRIBUTION CENTER

56th Ave.

310 WEST
1,496 DU's

WINDLER HOMESTEAD
5,495 DU's

SUN EMPIRE INDUSTRIAL PARK

SAGEBRUSH FARMS
540 DU's

GREEN VALLEY RANCH G.C.

PROPOSED
960 DU's

FIRST CREEK VILLAGE
371 DU's

LEMAR
300 DU's

PARKFIELD
3,000 DU's

CHAMBERS RD.

72nd Ave.

80th Ave.

88th Ave.

Buckley Rd.

Tower Rd.

WORLDPORT

NOB HILL

WORLDPORT

SECOND CREEK FARM
933 DU's

BUFFALO HIGHLANDS
952 DU's

1,254 DU's

204 DU's

143 DU's

HYATT house

AmericInn

Best Western

SportingNews GRILL

Coca-Cola

pepsi

PEPSI CO.

EMBASSY SUITES

STAYBRIDGE SUITES

FAIRFIELD INN

COURTYARD

SPRINGHILL SUITES

RUBY TUESDAY

DIVICCO

UNITED AIRLINES

ATWELL SUITES

MOD

Starbucks

Denny's

McDonald's

RAMADA

HYATT PLACE

Ziggy's

Comfort Inn

CANDLEWOOD

Microtel

Hampton Inn

PANASONIC NORTH AMERICA HEADQUARTERS

GAYLORD ROCKIES RESORT

HIGH POINT 3,500 DU's

EVERLEA 1,065 DU's

MOFFITT 1,596 DU's

HARVEST MILE 1,200 DU's

DENALI LOGISTICS PARK

FINES AIRPORT PARKING

115,365 CPD

21,877 CPD

500 DU's

56th Ave.

PAINTED PRAIRIE 3,648 DU's

CULDESAC

FIRST CREEK 500 DU's

PAINTED PRAIRIE

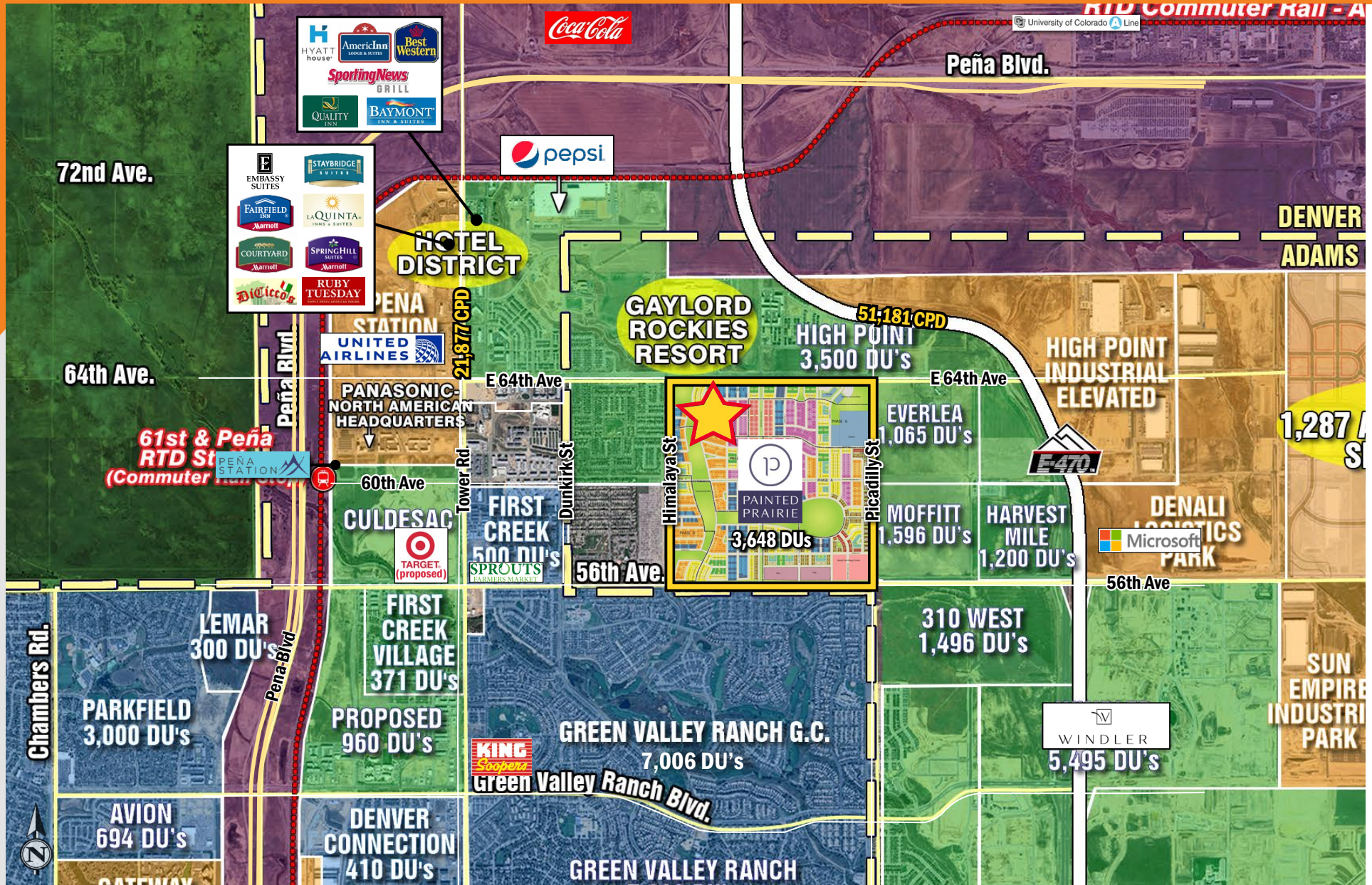
E. 64TH AVENUE - AURORA, CO



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E. 64TH AVENUE - AURORA, CO

dhlb
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