

TRADE AREA DEMOGRAPHICS

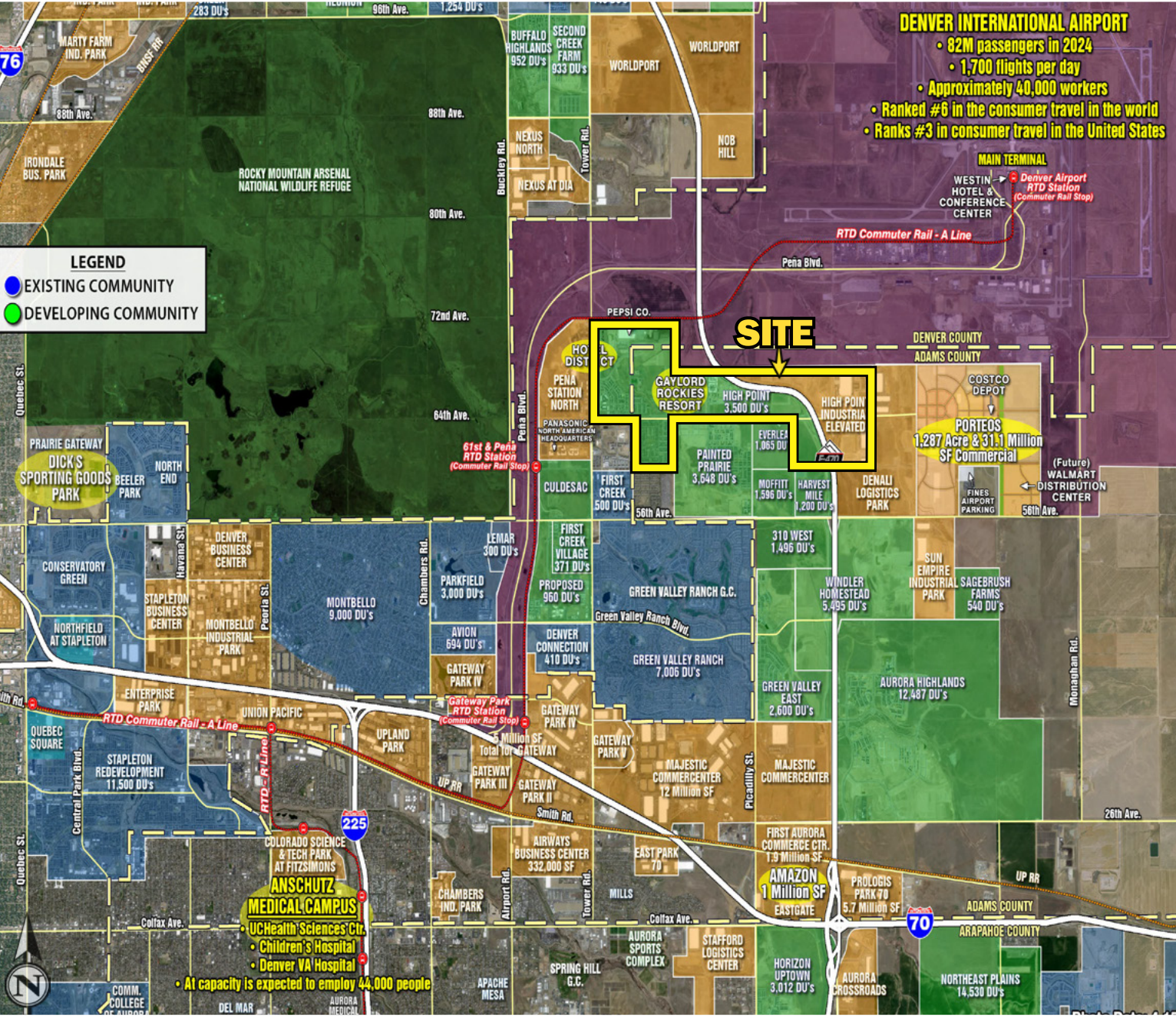
	5 Minute	10 Minute	15 Minute
Population	14,285	49,257	147,807
Annual Growth (2010-2023)	8.8%	6.4%	4.7%
Average HH Income	\$106,290	\$113,277	\$116,875
Businesses	265	1,246	3,604
Employees	1,497	10,334	32,093

Source: Applied Geographic Solutions, 2024 Estimates

TRAFFIC COUNTS

On Pena Blvd east of E-470	126,244 Cars/day
On E-470 north of 56th Avenue	28,000 Cars/day
On E-470 south of Pena Blvd	28,000 Cars/day

Source: CDOT 2024



FOR MORE INFORMATION, PLEASE CONTACT



ALLEN LAMPERT
303.577.9960
allen.lampert@dhlb.com

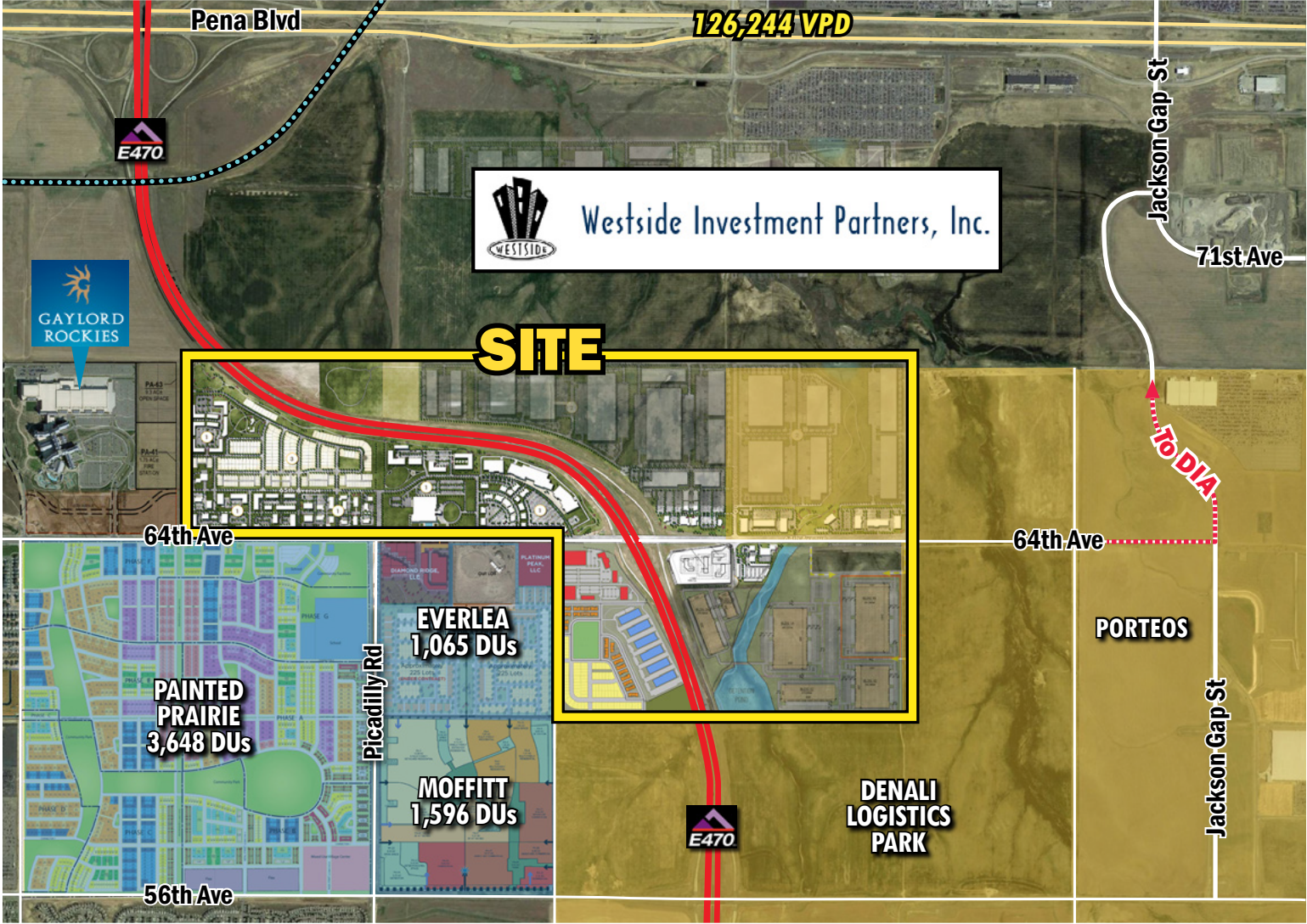
ROBIN NICHOLSON
303.577.9971
robin.nicholson@dhlb.com

CLICK HERE FOR
BROKER DISCLOSURE

RETAIL/MIXED USE LAND FOR SALE

HIGH POINT

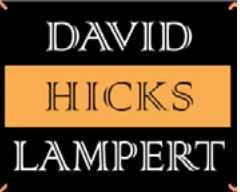
64TH AVENUE & E-470 - AURORA, CO



- Multiple commercial, multi-family, industrial and self-storage parcels available for sale in the High Point mixed-use community.
- 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.

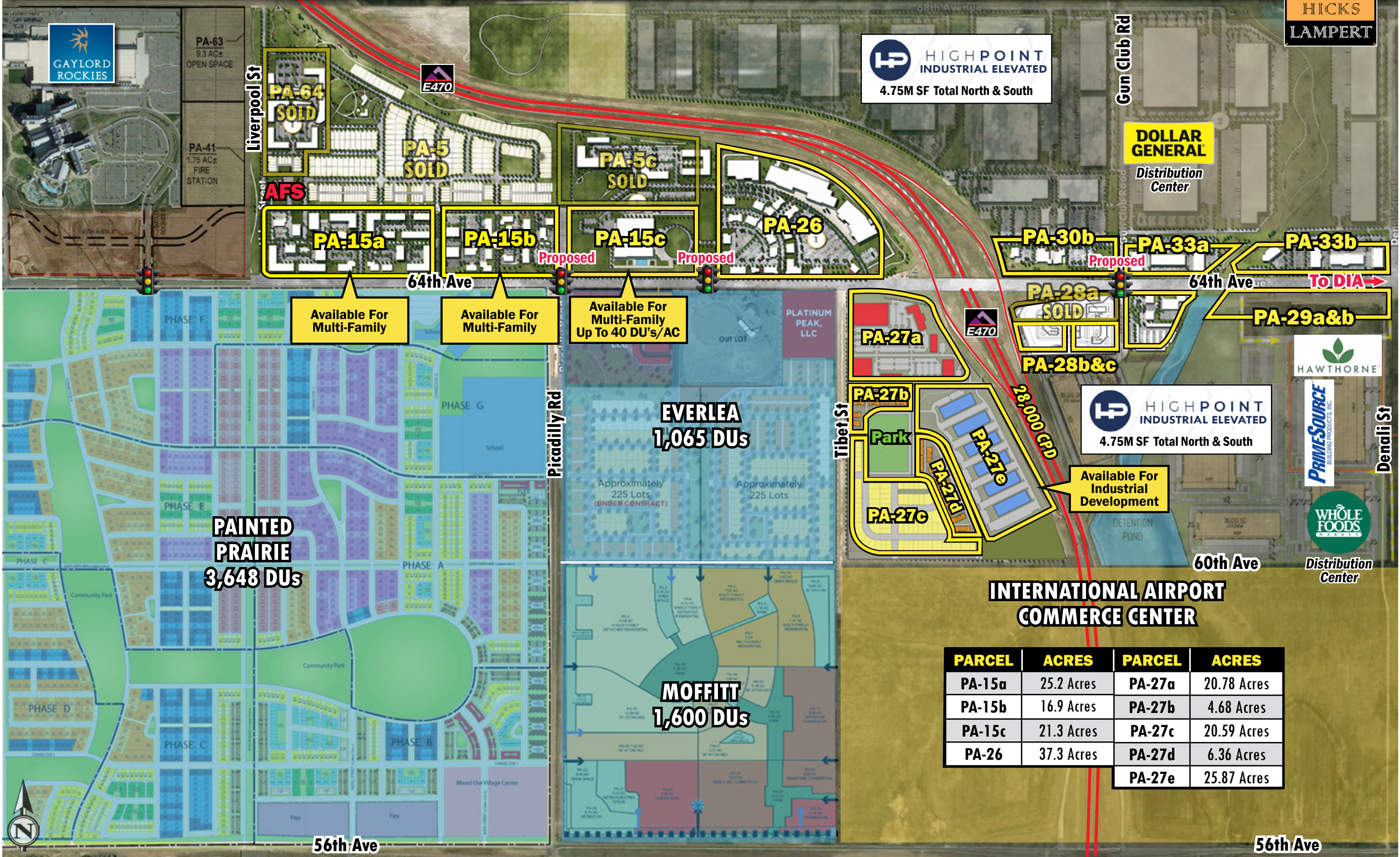
ALLEN LAMPERT
allen.lampert@dhlb.com

ROBIN NICHOLSON
robin.nicholson@dhlb.com



HIGH POINT EAST - 64th Avenue & E-470 - Aurora, CO

DAVID
HICKS
LAMPERT



PARCEL	ACRES	PARCEL	ACRES
PA-15a	25.2 Acres	PA-27a	20.78 Acres
PA-15b	16.9 Acres	PA-27b	4.68 Acres
PA-15c	21.3 Acres	PA-27c	20.59 Acres
PA-26	37.3 Acres	PA-27d	6.36 Acres
		PA-27e	25.87 Acres

The information contained herein was obtained from sources deemed reliable. David, Hicks & Lampert Brokerage, LLC makes no warrant and assume no liabilities whatsoever for the accuracy or use of this data.

