

RETAIL MULTI-TENANT BUILDING FOR LEASE

57TH & TOWER

NEC 57TH AVE. & TOWER RD.
DENVER, CO 80249

+/-2,000 MF Units
Proposed



196 MF Units

240 MF Units

252 MF Units

192 MF Units

119 MF Units

259 Condo Units

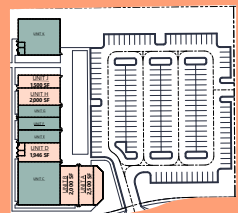
57TH AVE.

324 MF Units

56TH AVE.

PROPOSED
Mister CAR WASH

PROPOSED



Future Retail

SPROUTS FARMERS MARKET
THE LEARNING EXPERIENCE

corner bakery CAFE

DRZ BOC

Ent



PROPOSED



Colliers

Mike Brunetti

303 886 5884

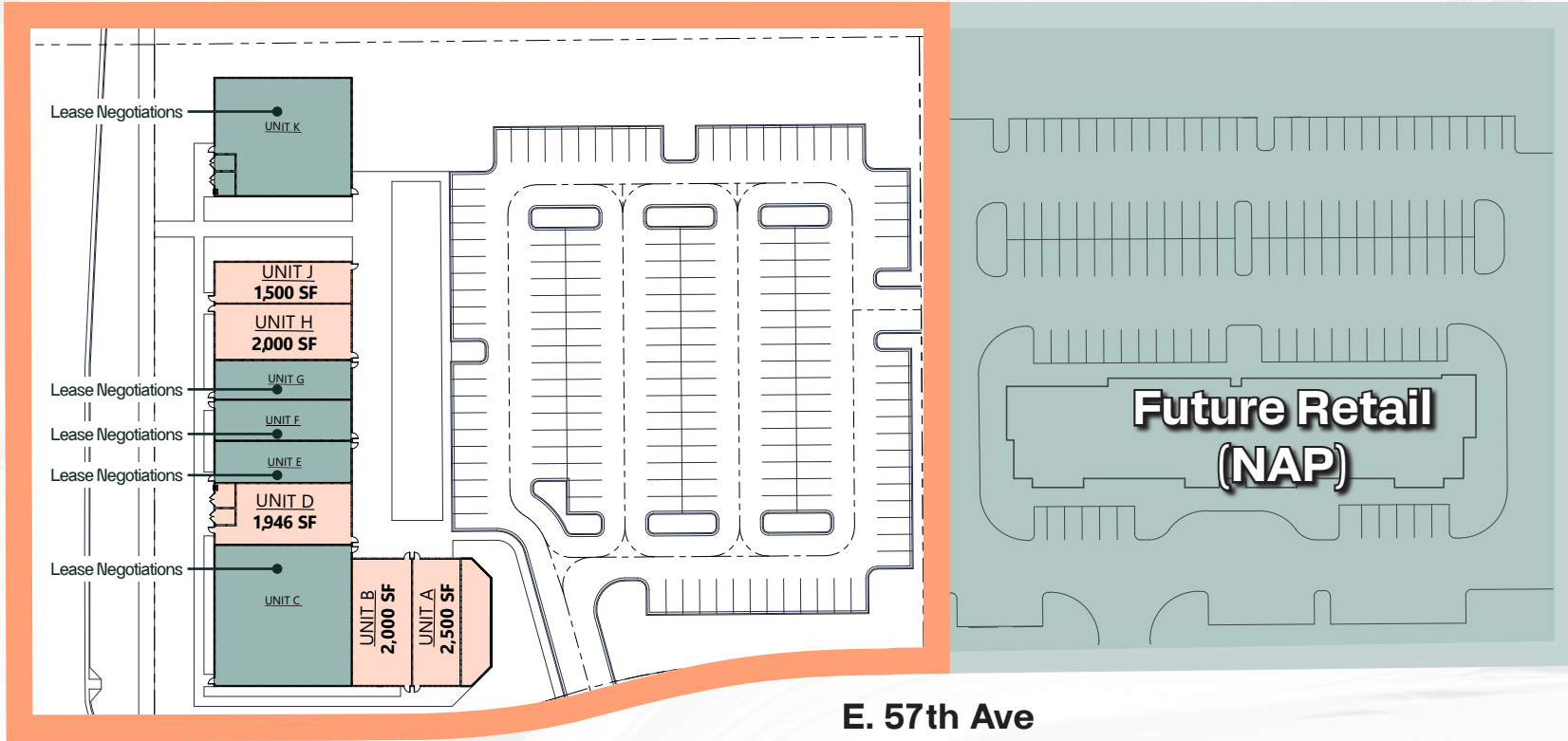
mike.brunetti@colliers.com

Lisa Vela

303 565 3788

lisa.vela@colliers.com

Tower Rd.



Contact broker for pricing

HIGHLIGHTS

- 20,055 SF multi-tenant building for lease
- Approximate delivery of in-line building Q2/Q3 2027
- Centrally located in the fastest-growing residential area in Denver
- Across from the newly opened Sprouts
- Directly east of the new massive development - Link 56 - proposed Target coming soon!
- Low taxes for the trade area

[Click to View Zoning Description](#)

E. 57th Ave

DEMOGRAPHICS

Source: 2025 Esri

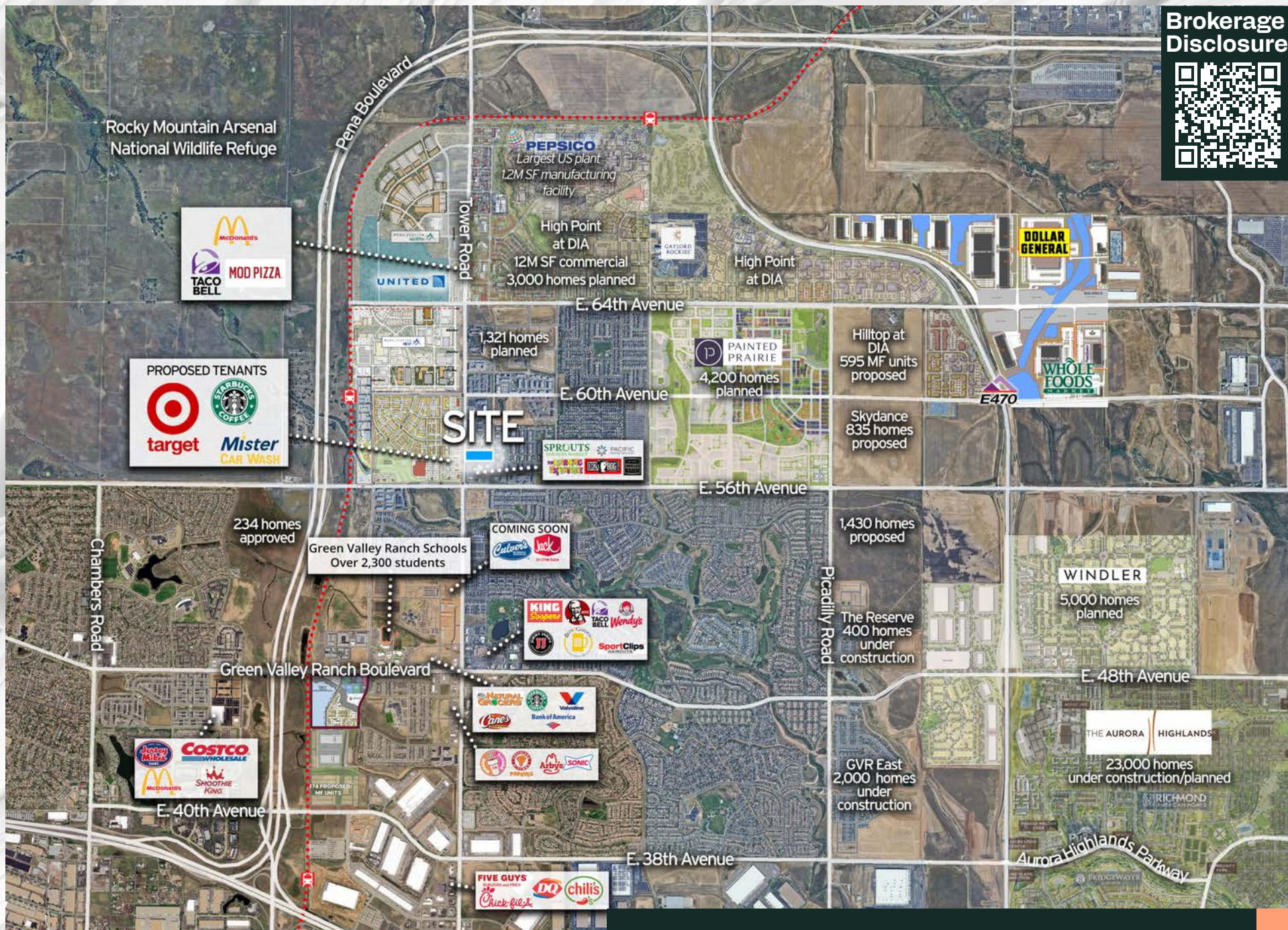
	1 Mile	3 Mile	5 Mile
2025 Total Population	14,412	79,542	133,359
2025 Total Daytime Population	8,980	56,709	121,417
Average Household Income	\$138,590	\$125,024	\$114,716

TRAFFIC COUNTS

Source: MPSI 2024 & 2025 estimates

- Tower Rd. N/O 57th Ave.: 18,151 VPD
- Tower Rd. S/O 57th Ave.: 17,031 VPD
- E. 56th Ave. W/O Tower Rd.: 19,679 VPD
- E. 56th Ave. E/O Tower Rd.: 12,186 VPD

Brokerage Disclosure



AREA AMENITIES

Mike Brunetti

303 886 5884

mike.brunetti@colliers.com

Lisa Vela

303 565 3788

lisa.vela@colliers.com