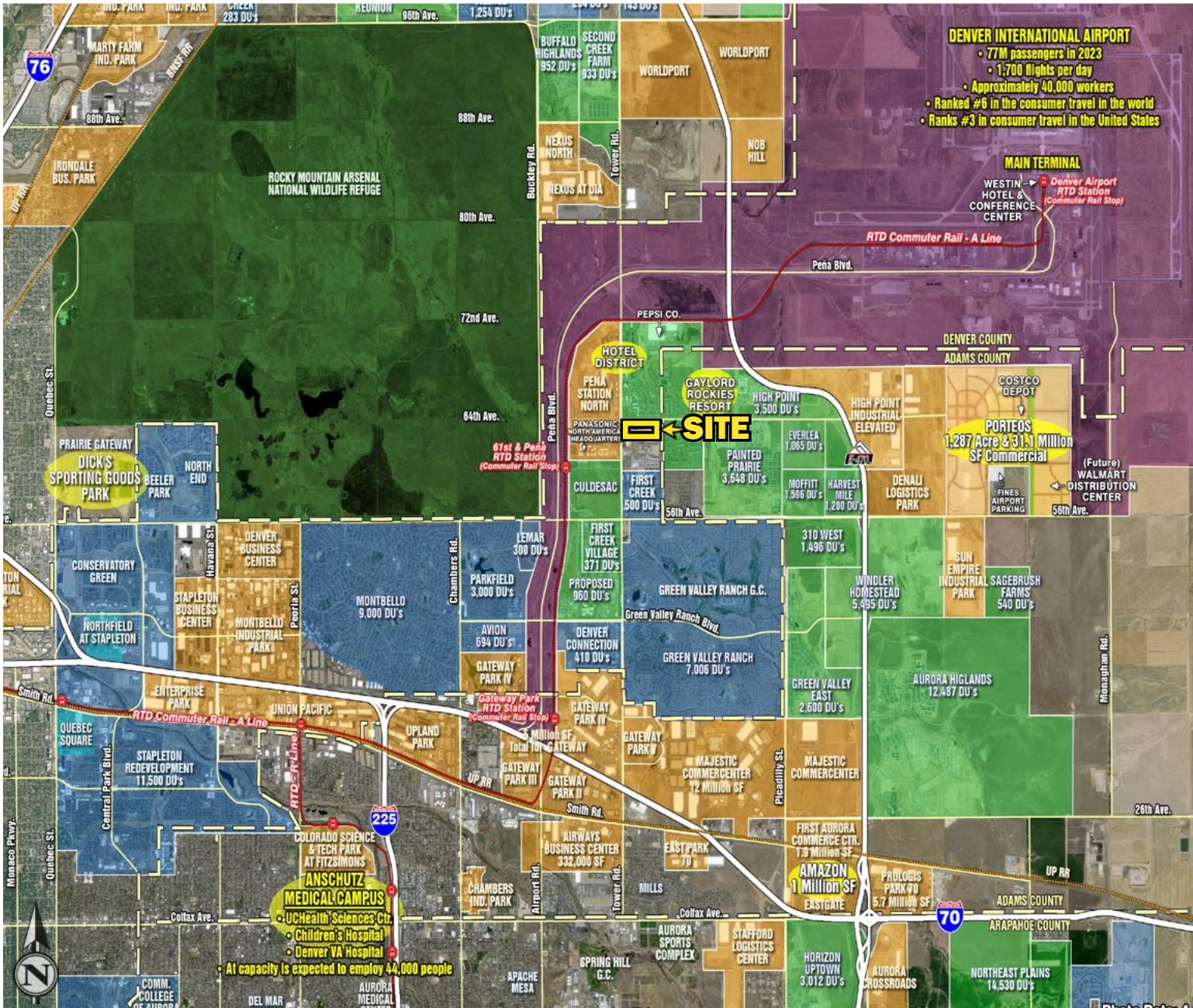


TRADE AREA DEMOGRAPHICS

TRAFFIC COUNTS

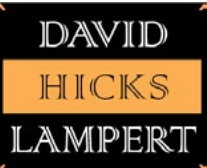
	3 Mile	5 Mile	7 Mile	On Tower Road north of 64th Ave	27,996 Cars/day
Population	53,804	110,494	212,870	On Pena Blvd north of 64th Ave	116,757 Cars/day
Average HH Income	\$117,669	\$114,294	\$122,592	On Pena Blvd south of 64th Ave	111,673 Cars/day
Businesses	1,082	3,286	7,027	Source: CDOT 2024	
Employees	8,159	34,292	76,173		

Source: Applied Geographic Solutions, 2024 Estimates



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MIXED-USE SITE GATEWAY

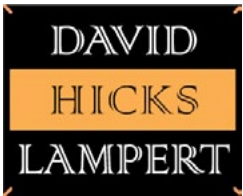
SEC OF 64TH AVENUE & TOWER ROAD - DENVER, CO



- Pads available for sale with CMU-10 and CMU-20 zoning allowing for fast food, drive-thrus, retail, hotel, gas and other commercial uses.
- This location benefits from strong residential growth and daytime generators such as Flight Safety, Panasonic, Pepsi Co. (coming soon), industrial parks and Gaylord Rockies (1,500 hotel rooms) and the Tower Road corridor has 28 more existing hotels with a total of 3,900 rooms.
- 64th Avenue now open thru E-470 to Jackson Gap!

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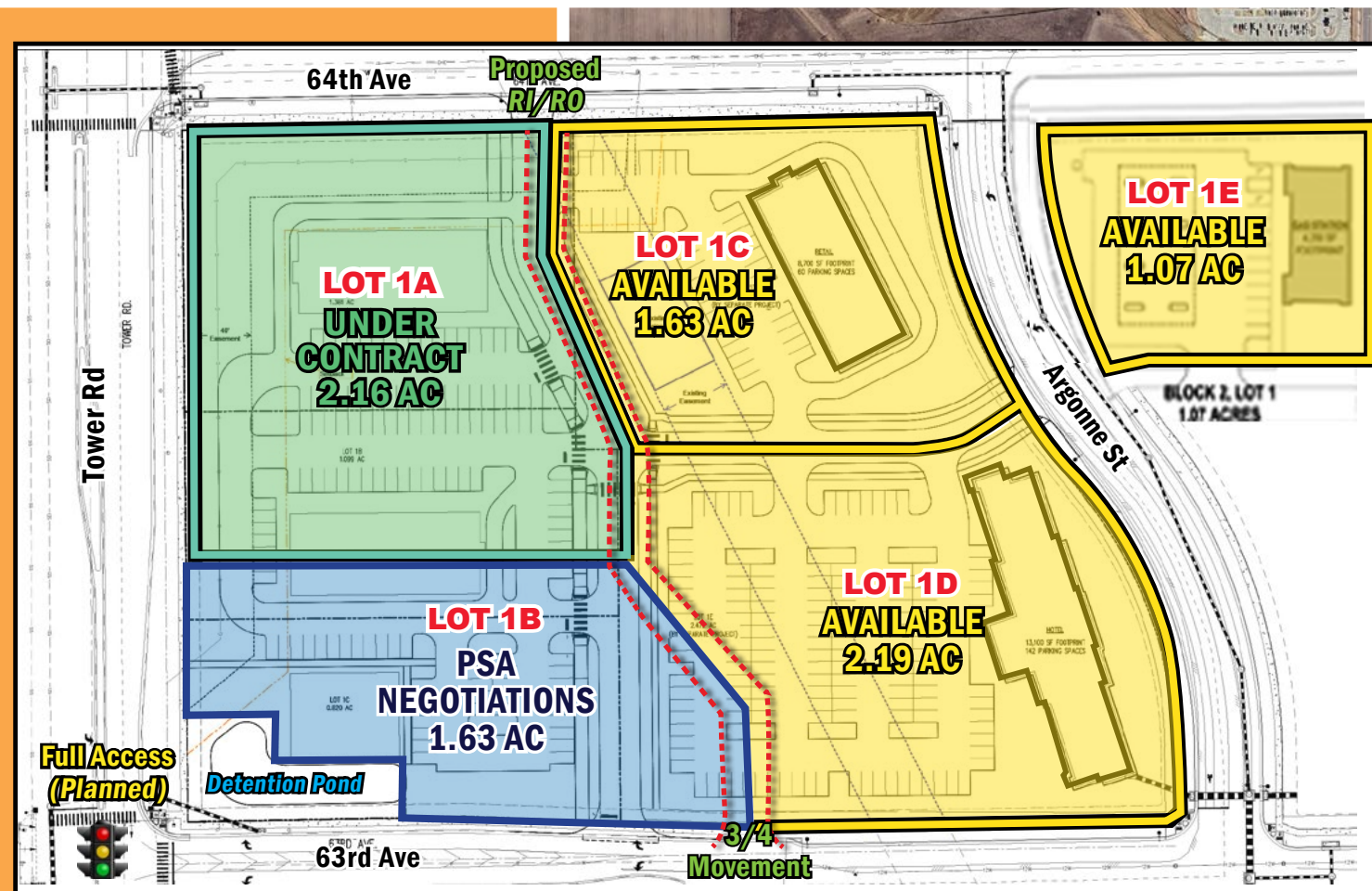


GATEWAY

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