

TRADE AREA DEMOGRAPHICS

TRAFFIC COUNTS

	1 Mile	3 Mile	5 Mile
Population	9,468	54,995	116,065
Average HH Income	\$101,827	\$118,067	\$117,158
Businesses	141	1,093	3,593
Employees	1,539	7,851	35,942

Source: Applied Geographic Solutions, 2025 Estimates

On Tower Road north of 64th Avenue	21,878 Cars/day
On Pena Boulevard east of Tower Road (both directions combined)	93,028 Cars/day
On Tower Road south of 64th Avenue	19,569 Cars/day
On Pena Blvd south of Green Valley Ranch Blvd	115,365 Cars/day

Source: CDOT 2025



FOR MORE INFORMATION, PLEASE CONTACT



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# NEW CONSTRUCTION MULT-TENANT BUILDING FOR LEASE

NWC OF 64TH & TOWER - DENVER, CO



- 15,000 SF retail building with wrap-around patio space, restaurant infrastructure and 360-degree architecture available for lease.
- At the entrance to the proposed 113-acre United Airlines Training Center.
- Walking distance to Berkshire Hathaway's FlightSafety training center, a 140,000 SF facility with 400-500 trainees per day, 24 hours a day, 7-days per week.
- Over 4,000 hotel rooms are operating within a 1.5 mile stretch of Tower Road, including this project.



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- Gaylord of the Rockies, 480,000 SF convention center and 1,500 room resort hotel.



NEW CONSTRUCTION

MULTI-TENANT BUILDING FOR LEASE

NWC OF 64TH & TOWER - DENVER, CO

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