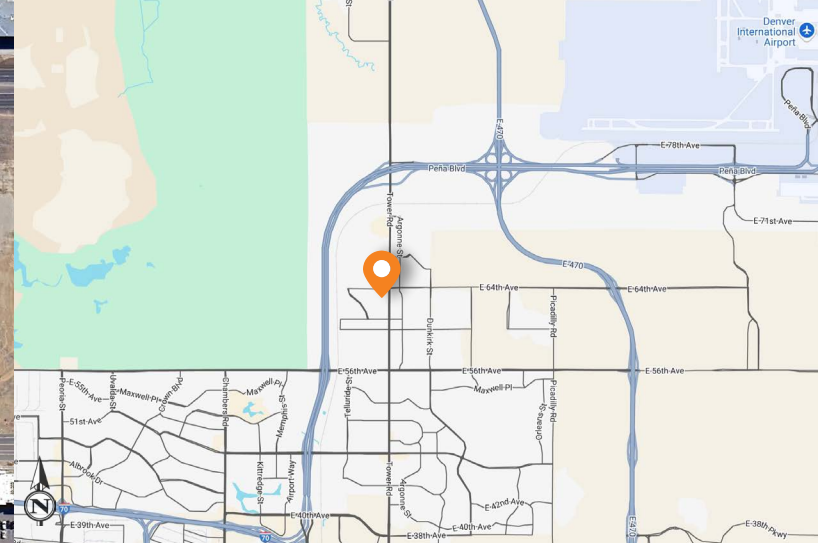
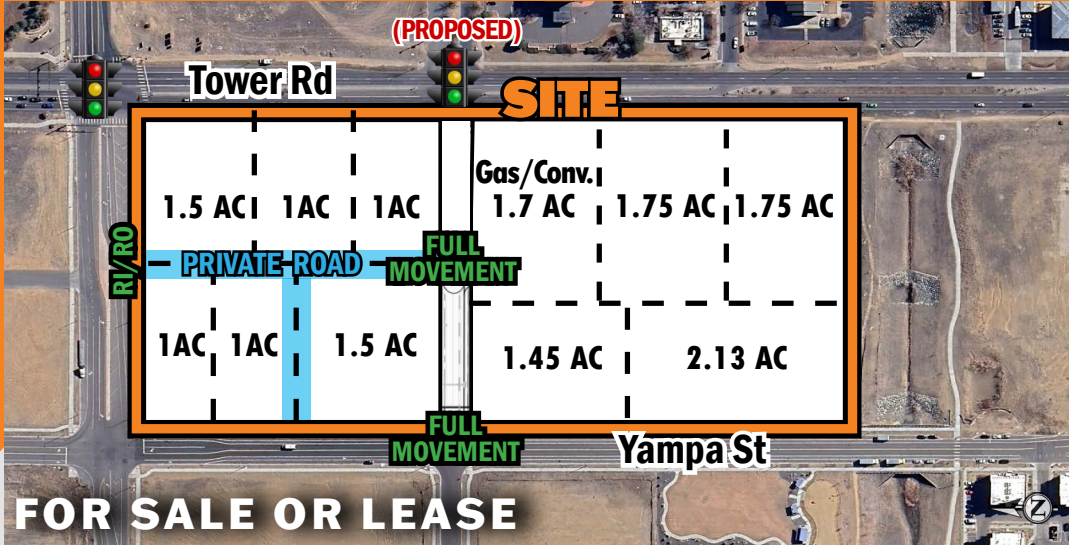


# SWC 64TH & TOWER RD

PEÑA STATION - DENVER, CO



**FOR SALE OR LEASE**

## AVAILABLE

Pad Sites

## PROPERTY HIGHLIGHTS

- Close proximity to the proposed 113 AC 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 this 1.5 mile stretch of Tower Road, including this project.
- Gaylord of the Rockies, 480,000 SF convention center and 1,500 room resort hotel.

## NEARBY RETAILERS



**SPROUTS**  
FARMERS MARKET

**TARGET**  
(PROPOSED)

## TRAFFIC COUNTS

<b>On Tower Rd north of 64th Ave</b>	27,996 CPD
<b>On Pena Blvd east of Tower Rd (both directions combined)</b>	124,627 CPD
<b>On Tower Rd south of 64th Ave</b>	24,061 CPD
<b>On Pena Blvd south of Green Valley Ranch Blvd</b>	119,884 CPD

Source: CDOT 2025

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
<b>POPULATION</b>	6,888	57,508	114,025
<b>AVERAGE HH INCOME</b>	\$101,197	\$116,155	\$114,625
<b>BUSINESSES</b>	129	1,177	3,601
<b>EMPLOYEES</b>	1,429	8,709	38,799

Source: Applied Geographic Solutions, 2025 Estimates

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# SWC 64TH & TOWER RD

PEÑA STATION - DENVER, CO

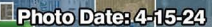
**dhlb**  
RETAIL BROKERAGE

- Pad sites available for sale or lease. Approved uses include restaurants, gas/convenience, bank, junior box retail, medical office, and daycare.
- Last remaining gas/convenience pad in the Tower Rd corridor per Denver's new Proximity law.





## PEÑA STATION - DENVER, CO





# SWC 64TH & TOWER RD

PEÑA STATION - DENVER, CO



## PEÑA STATION NORTH

### EXISTING

#### 1. EXISTING DEVELOPMENT

10 Hotels, Retail, 7-11, BurgerIM, Caliber Collision, Danico Brewing Co., DiCicco's Italian, Jasmine Nails & Spa, LivWell, McDonald's, MOD Pizza, Murphy USA, Pho 92, Renegado Tacos & Margaritas, Ruby Tuesday, Starbucks, Taco Bell, Village Inn, (2) Office Buildings, FlightSafety International (A Berkshire Hathaway Company)

### SOLD - FUTURE/UNDER CONSTRUCTION

2. HOTEL
3. TAEKWONDO STUDIO
4. UNITED AIRLINES FLIGHT TRAINING CENTER
5. CHRISTIAN BROTHERS AUTOMOTIVE
6. EXTENDED STAY HOTEL
7. HOTEL

### UNDER CONTRACT

8. EXTENDED STAY SUITES

## PEÑA STATION NEXT

### EXISTING

1. PANASONIC / RED BULL DISTRIBUTION
2. DIA PARKING WITH SOLAR CANOPY
3. ELEVATE @ PEÑA STATION - MF RENTALS
4. HYATT PLACE HOTEL/STARBUCKS/BAR
5. HANGAR 61 @ PEÑA STATION - 198 FOR-RENT APTS.
6. SPRINGS @ PEÑA STATION - 272 FOR-RENT APTS.

### SOLD - UNDER CONSTRUCTION

7. 37 FOR-SALE TOWNHOMES
8. KJ HOTEL - CANDLEWOOD SUITES HOTEL
9. ASIAN RESTAURANTS & MARKET
10. 29 FOR-SALE TOWNHOMES

### UNDER CONTRACT

11. 336 MULTI-FAMILY FOR-RENT APTS.
12. 326 FOR-RENT APARTMENTS
13. 385 FOR-RENT APTS./MIXED-USE
14. 365 FOR-RENT APTS./MIXED USE

## LEGEND

- FUTURE ROAD
- COMMUTER RAIL
- EXISTING TRAIL
- PROPOSED TRAIL
- BUS ROUTE
- NEIGHBORHOOD PARK
- OPEN SPACE CORRIDOR

0 400' 800' 1200'  
1" = 400' ORIGINAL DRAWING SIZE 24" X 36"





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