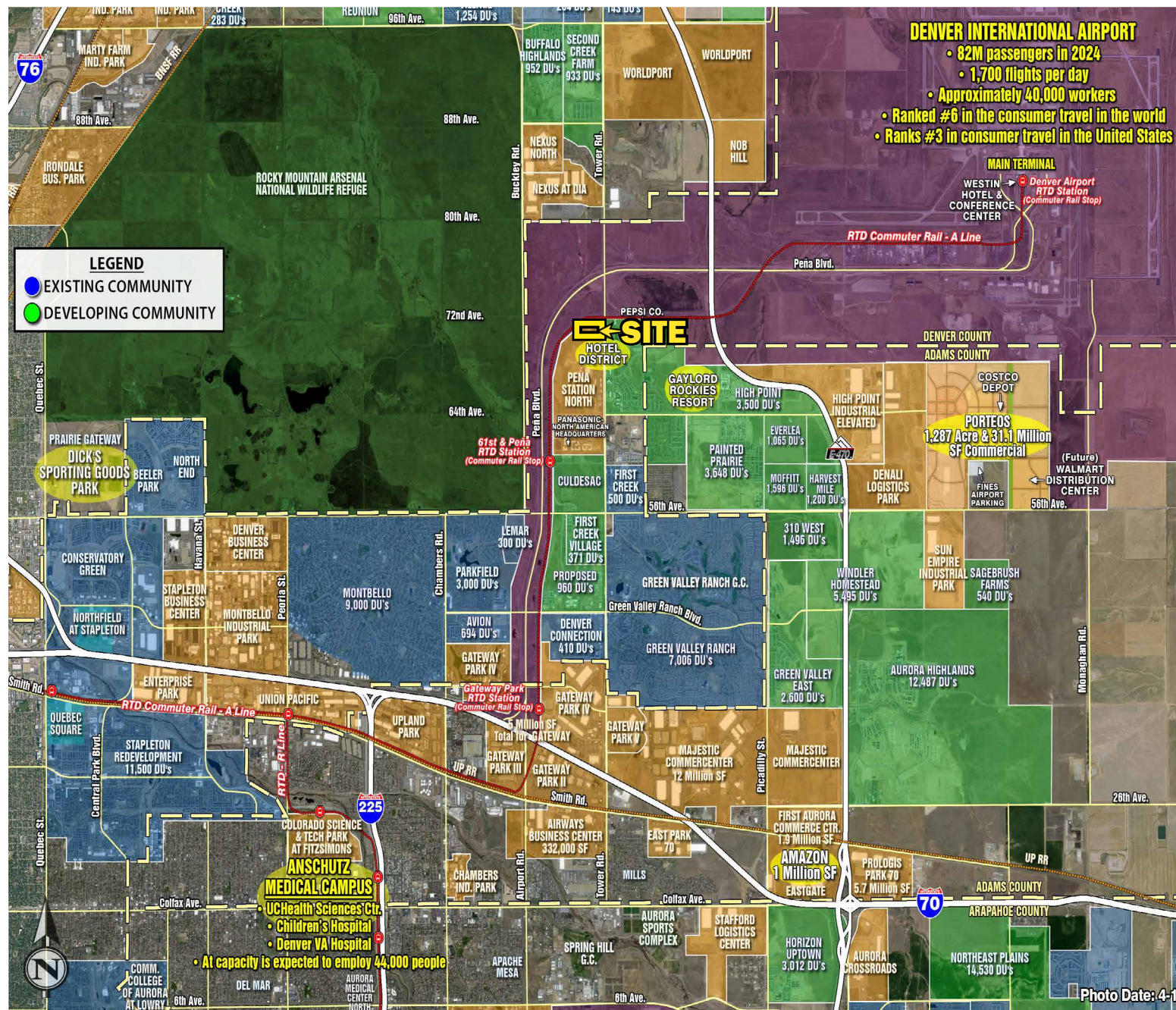


TRAFFIC COUNTS

	1 Mile	3 Mile	5 Mile	On Tower Road north of 72nd Avenue	32,200 Cars/day
Population	1,952	28,445	110,612	On Peña Boulevard east of Tower Road (both directions combined)	126,623 Cars/day
Average HH Income	\$87,564	\$113,447	\$124,003	On Tower Road north of Pēna Boulevard	37,348 Cars/day
Businesses	71	567	2,903	Source: CDOT 2024	
Employees	941	3,760	27,459		

Source: Applied Geographic Solutions, 2024 Estimates



FOR MORE INFORMATION, PLEASE CONTACT

DAVID
HICKS
LAMPERT

DAVID, HICKS & LAMPERT BROKERAGE 5750 DTC Parkway, Suite 200 Greenwood Village, CO 80111 T 303.694.6082 F 303.793.0994 www.dhlb.com

DRIVE-THRU PADS AVAILABLE
72ND & TOWER

[illegible]

- 2 acres land parcel available for sale at the SWC 72nd Ave & Tower Rd - Gas & Drive-Thru uses approved.
- 5.4 Acre land parcel available - multiple uses approved parcel can be sub-divided.
- 2.4 Acre land parcel available - self-storage approved use.
- Over 4,000 hotel rooms are operating within a 1.5 mile stretch of Tower Road, including this project.
- The property is only 1.7 miles from Gaylord of the Rockies, a 480,000 SF convention center and 1,500 room resort hotel.
- United Airlines has purchased 113 acres on 64th Avenue for a new Training Center to start construction in 2025.

PHILIP HICKS
303.694.6082
phil@dhlb.com



DAVID
HICKS
LAMPERT

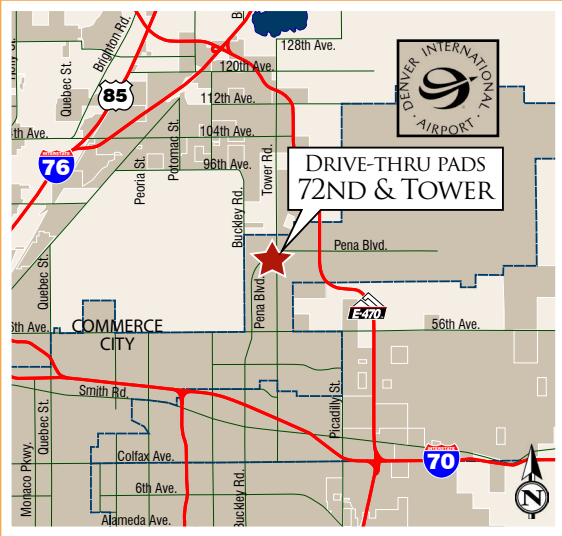
www.dhlb.com

DRIVE-THRU PADS AVAILABLE 72ND & TOWER

CLICK HERE FOR
BROKER DISCLOSURE

NWC OF TOWER ROAD & 71ST AVENUE - DENVER, CO

- Closest exit to DIA (40,000 employees).
- Over 32,000 cars per day on Tower Road.
- Close proximity to Painted Prairie Aurora (3,118 DUs), First Creek (1,000 DUs), Highlands and Green Valley Ranch (10,000 DUs) residential developments.



DAVID
HICKS
LAMPERT

KEN HIMEL

303.577.9956

ken.himel@dhlb.com

PHILIP HICKS

303.694.6082

phil@dhlb.com

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

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
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"

