

TRADE AREA DEMOGRAPHICS

TRAFFIC COUNTS

	1 Mile	3 Mile	5 Mile
Population	6,888	57,508	114,025
Average HH Income	\$101,197	\$116,194	\$114,625
Businesses	129	1,177	3,601
Employees	1,429	8,709	38,799

Source: Applied Geographic Solutions, 2024 Estimates

On Tower Road north of 64th Avenue	27,996 Cars/day
On Peña Boulevard east of Tower Road (both directions combined)	124,627 Cars/day
On Tower Road south of 64th Avenue	24,061 Cars/day
On Peña Blvd south of Green Valley Ranch Blvd	119,884 Cars/day

Source: CDOT 2024



FOR MORE INFORMATION, PLEASE CONTACT

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PAD SITES AVAILABLE PEÑA STATION

DENVER, CO



• Across the street from the 113 AC United Airlines Training Center to start construction in 2025.

• 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 5,000 hotel rooms are operating within a 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.

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PADS SITES AVAILABLE

PEÑA STATION NEXT

SWQ TOWER ROAD & 64TH AVENUE - DENVER, CO



PADS SITES AVAILABLE

PEÑA STATION

DENVER, CO

- Pad sites available for sale or lease. Approved uses include restaurants with drive-thru included, bank, junior box retail, medical office, and daycare.

- Multi-tenant retail available for lease at the corner of 64th Avenue & Tower Road, full-turn signalized intersection.

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