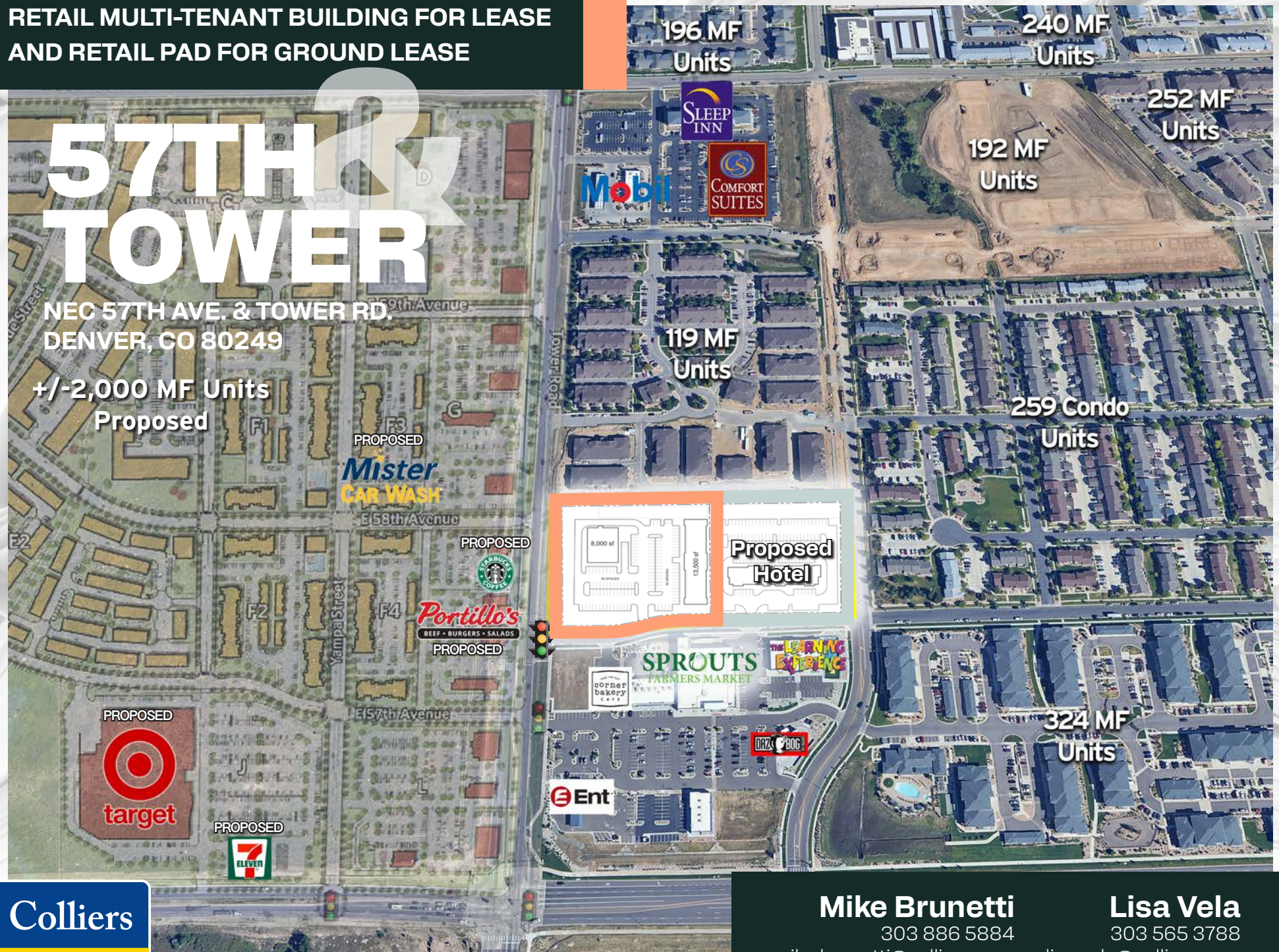


RETAIL MULTI-TENANT BUILDING FOR LEASE
AND RETAIL PAD FOR GROUND LEASE

57TH & TOWER

NEC 57TH AVE. & TOWER RD.
DENVER, CO 80249

+/-2,000 MF Units
Proposed



Colliers

Mike Brunetti

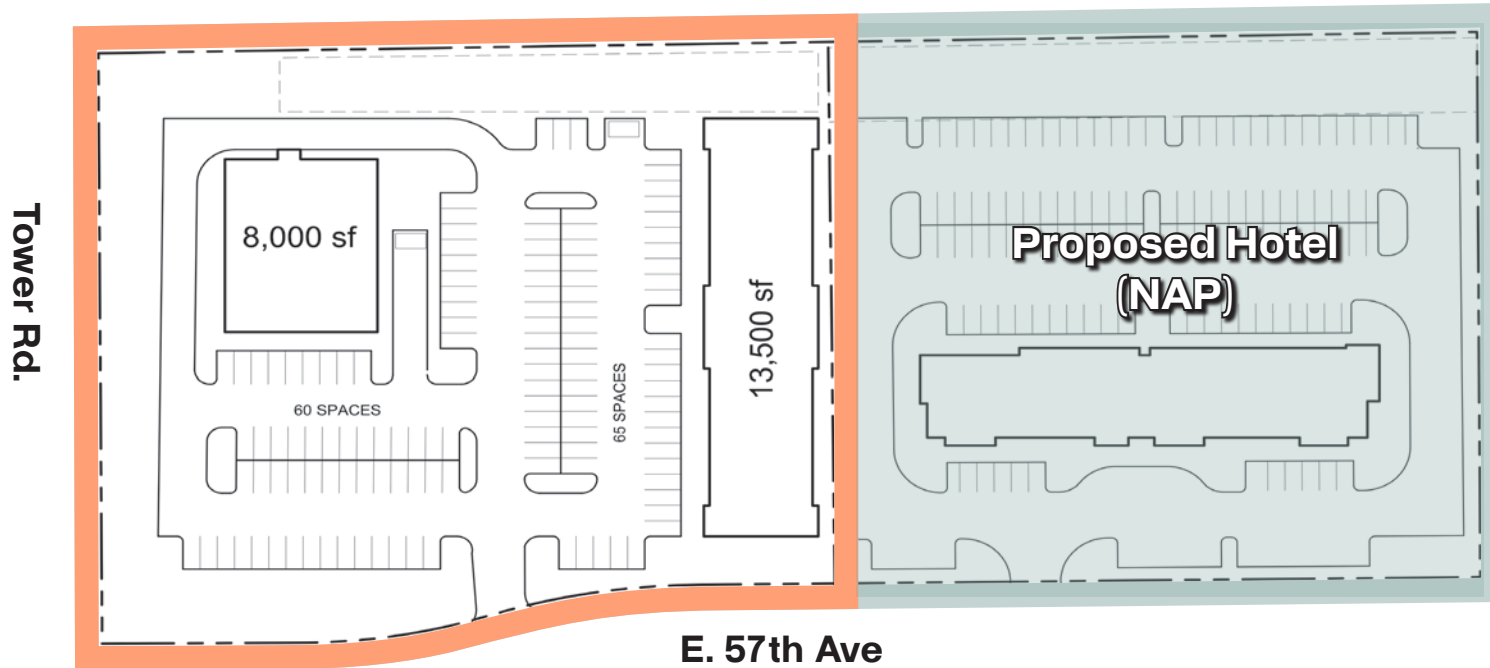
303 886 5884

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Lisa Vela

303 565 3788

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Contact broker for pricing

HIGHLIGHTS

- 13,500 SF multi-tenant building for lease
- Pad site that can accommodate an 8,000 SF building
- Approximate delivery of in-line building Q2 2026
- Centrally located in the fastest-growing residential area in Denver
- New hotel proposed adjacent to site
- Across from the newly opened Sprouts
- Directly east of the new massive development - Link 56 - proposed Target & Portillo's coming soon!
- Low taxes for the trade area

 [Click to View Zoning Description](#)




DEMOGRAPHICS

Source: 2024 Esri

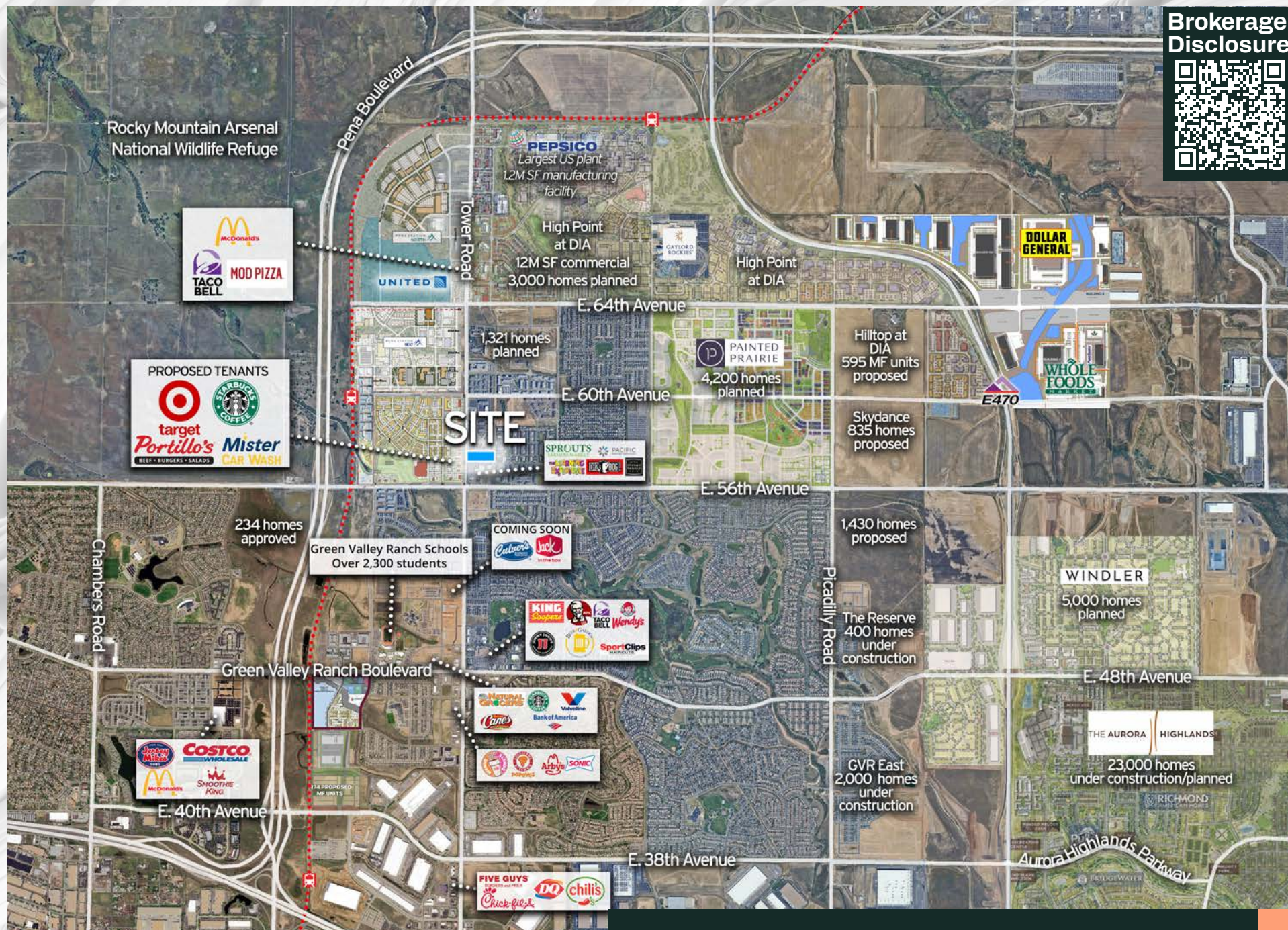
	1 Mile	3 Mile	5 Mile
2024 Total Population	13,843	75,755	126,213
2024 Total Daytime Population	8,450	53,230	115,451
Average Household Income	\$125,571	\$117,870	\$107,016

TRAFFIC COUNTS

Source: MPSI 2024 & 2025 estimates

-  Tower Rd. N/O 57th Ave.: **18,151 VPD**
-  Tower Rd. S/O 57th Ave.: **17,031 VPD**
-  E. 56th Ave. W/O Tower Rd.: **19,679 VPD**
-  E. 56th Ave. E/O Tower Rd.: **12,186 VPD**

Brokerage
Disclosure



AREA AMENITIES

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