

# GATEWAY

## CROSSING | LANDING

**FOR LEASE** | Exciting New Mixed-Use Projects

Green Valley Ranch Blvd & Tower Rd | Denver, CO 80249

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GATEWAY CROSSING

GATEWAY LANDING





# Gateway North



# Gateway Landing

# Gateway Crossing



# Gateway Crossing



Gateway North

KIPP NORTHEAST DENVER LEADERSHIP ACADEMY

**Gateway Crossing**

HEARTLAND Bank of America CAVA

Panera BREAD Canes NATURAL GROCERS good4u

SCL Health Starbucks MURPHY USA

Valvoline BELLCO CREDIT UNION

EVIE GARRETT DENNIS CAMPUS - DENVER PUBLIC SCHOOLS

Gateway Landing

Green Valley Ranch Blvd

KIPP NORTHEAST ELEMENTARY & DENVER MIDDLE SCHOOL

Tower Rd

E 50th Ave

BEER GARDEN

H&R BLOCK Pizza Hut JJ

BURGER KING TRAILER BIRDS DICKY'S BARBECUE PIT

COLD STONE SportClips

OAKWOOD HOMES

E 49th Ave

PAPA JOHN'S KFC KING Soopers

Wendy's S-BANK cricket wireless

SALLY BEAUTY Auto Zone

PET CENTER Papa Murphy's

GREASE MONKEY TACO BELL SUBWAY

16,478 VPD

24,760 VPD

FAMILY DOLLAR CHASE McDonald's

DUNKIN' Firestone

SONIC Advance Auto Parts

SHERWIN WILLIAMS Arbys

jiffy lube verizon

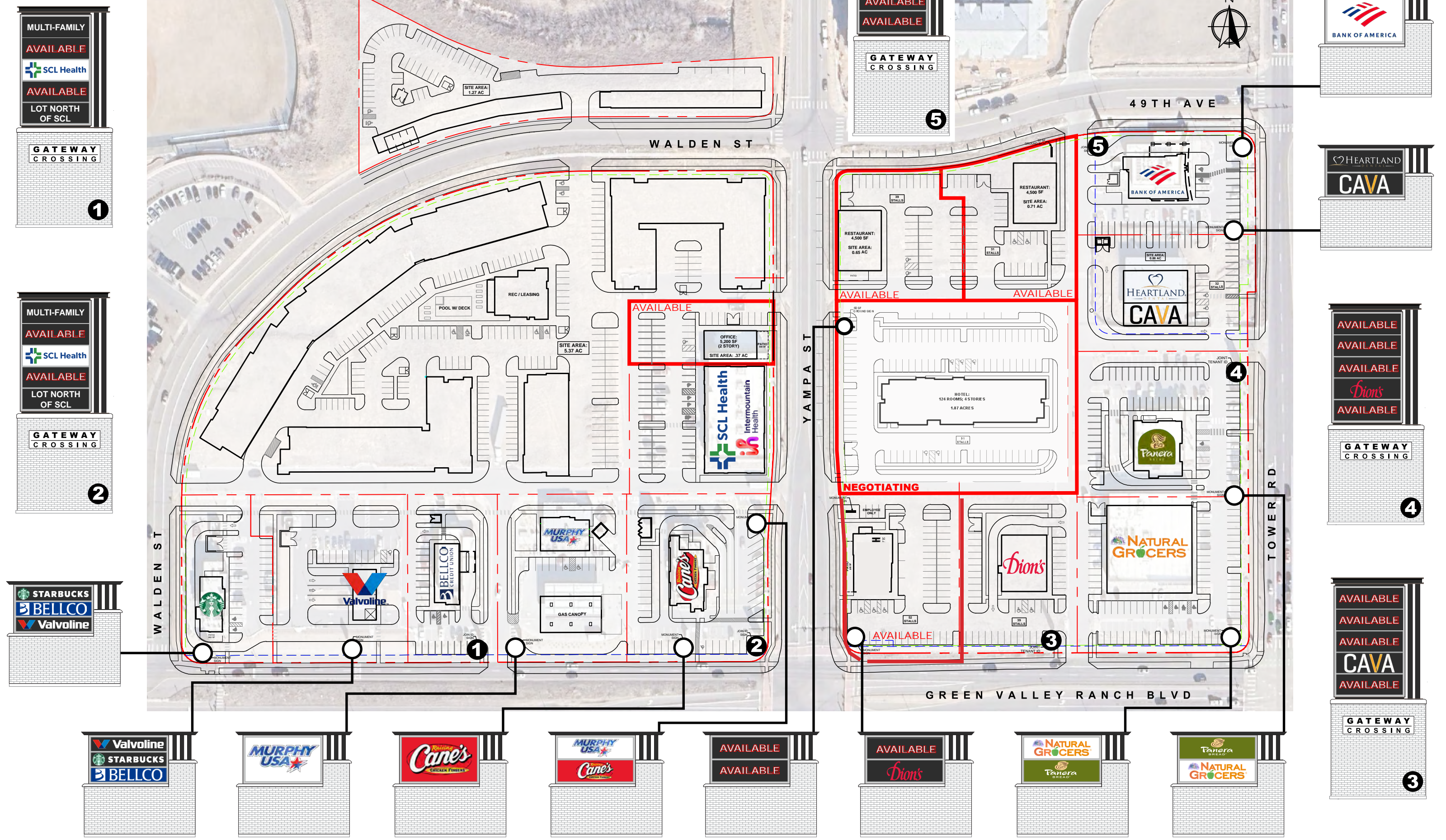
Huntington Walgreens Domino's Pizza

Starbucks Kum & Go

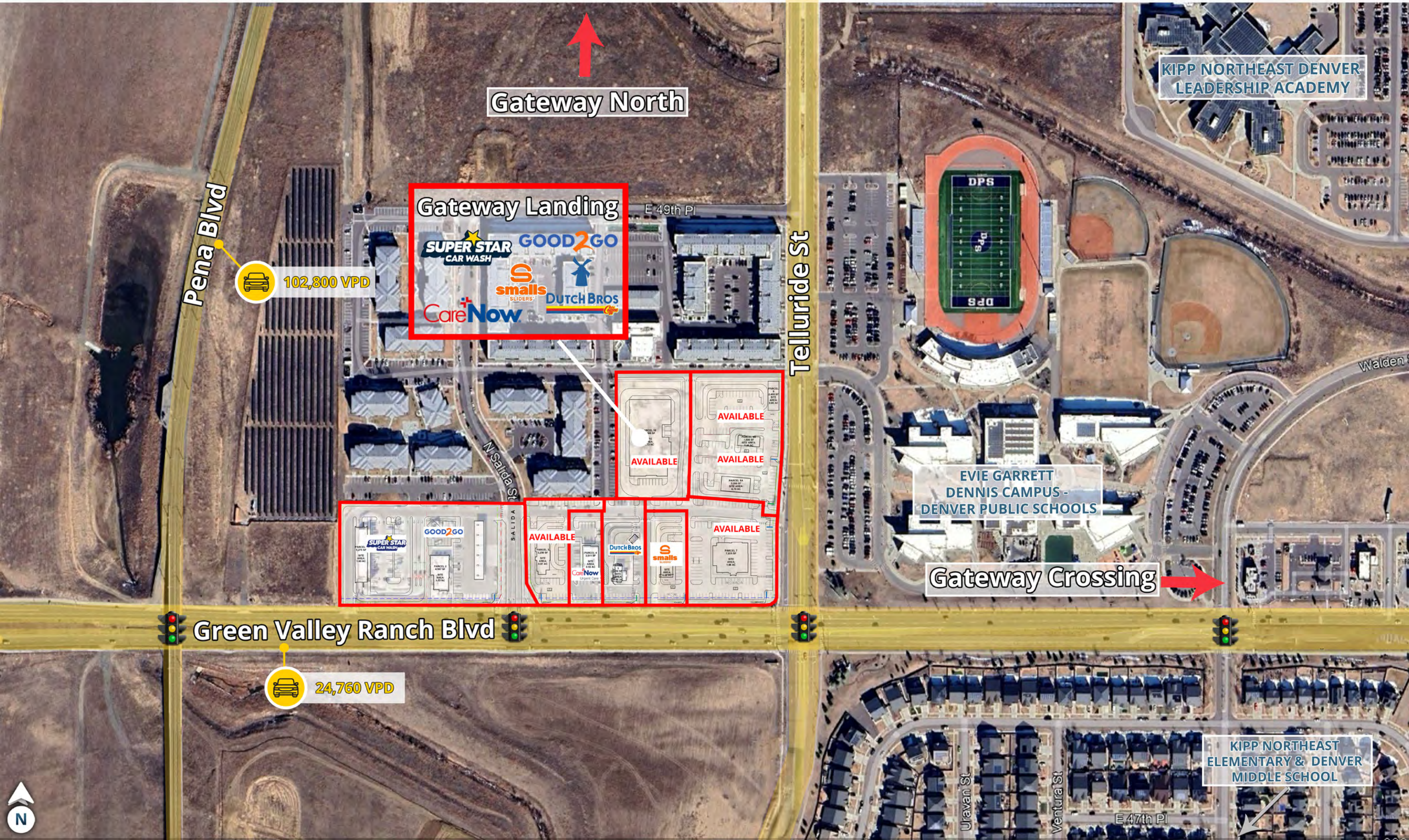


# Gateway Crossing Site Plan and Signage

NWC of Green Valley Ranch Blvd & Tower Rd | Denver, CO



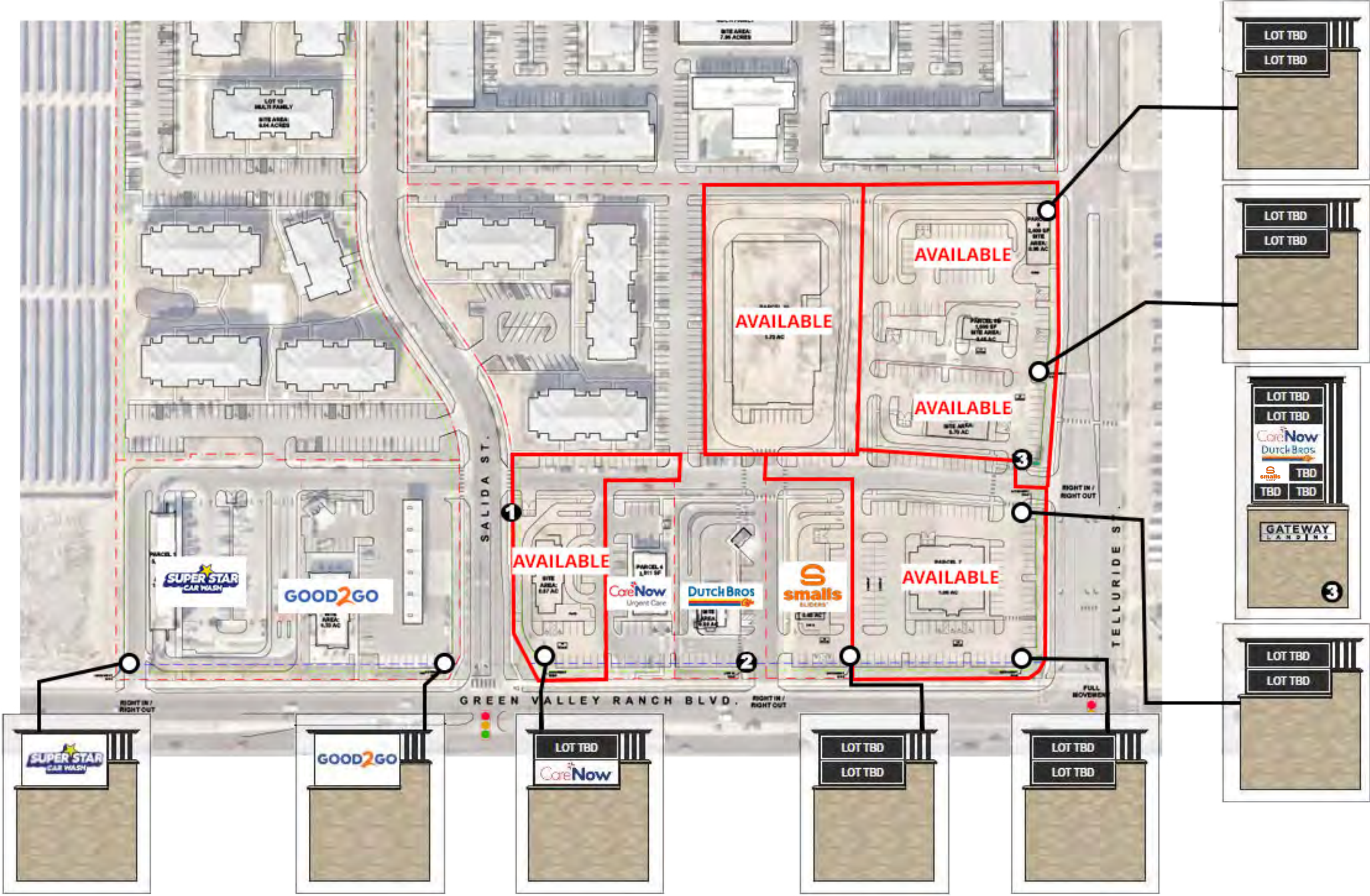




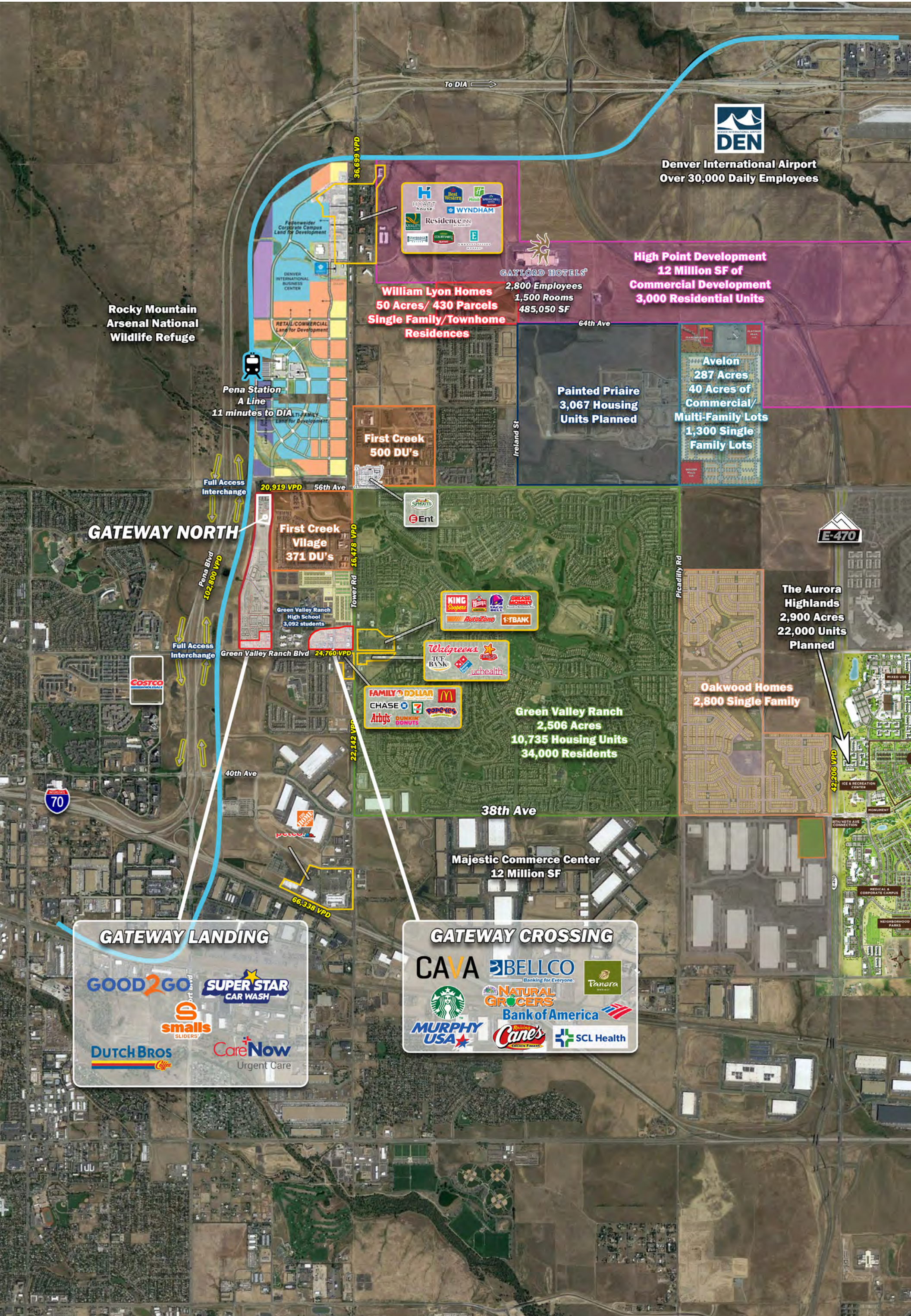


# Gateway Landing Site Plan and Signage

NWC of Green Valley Ranch Blvd & Telluride St | Denver, CO









# Gateway Landing | Gateway Crossing

Green Valley Ranch Blvd & Tower Rd | Denver, CO 80249



## Northeast Denver Stats

17 Square Miles  
10.8%, total Denver land area.

20,700 Jobs  
35,480 employed residents.

99,833 Residents  
14% of Denver's population.

29,462 Households  
9% of Denver's Households



## Property Stats

Land Size  
44.34 Acres

Pad Sizes  
Flexible

Zoning  
C-MU-30

City/County  
Denver/Denver

## DENVER INTERNATIONAL AIRPORT (DIA)

- In 2023, DIA served a record-setting 77.8 million passengers (a 12.3% increase over 2022)
- Every month of 2023 set an all-time record for passenger volume
- DIA is the third-busiest airport in the U.S. and sixth in the world (based on seat capacity, 2023)
- Approximately 35 million annual domestic passengers are O&D passengers, making DIA the third-largest domestic O&D hub in the U.S.
- International traffic at DIA accounts for approximately 3 million passengers annually over 4 percent of the airport's total passenger traffic.

## FAR NORTH EAST AREA PLAN

- Totalling 17 square miles, the Far Northeast Area includes Green Valley Ranch, Montbello, and the southern portion of DIA
- Currently home to over 75,000 residents, the Far Northeast Area is expected to be one of the fastest growing trade areas in the front range.

## PENA STATION

- Comprised of two projects, totaling 490 acres with a heavy focus on office and multifamily development.

## TAXES & METRO DISTRICT

Attractive and affordable mill rate = lower property taxes compared to competing projects

## BUILD TO SUIT OPTIONS

- Ground lease and build-to-suit options available



# GATEWAY

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