



LAND LEASE / .97 ACRES

- ±0.97 Acres on Tower Road – premier visibility and access
- **Drive-Thru Approved** zoning/use (rare and highly sought after)
- Existing QSR plans available – full plan set previously designed and approved
- Ideal for QSR, coffee, fast-casual, bank, medical/urgent care, or convenience retail
- Proximity to DIA, major employment nodes, and destination attractions
- Surrounded by national retailers and essential services
- Dense and growing multifamily + single-family residential base



Joe Awad CCIM
(303) 587-8442



50th and Tower Rd.
5035 Tower Rd, Denver, CO 80104



EXECUTIVE SUMMARY

Shovel-ready corner opportunity with Drive-Thru approval and plans in hand.

This ±0.97-acre site at Tower Road and 50th Avenue offers dual frontage and strong visibility in one of Green Valley Ranch's most active and supply-constrained retail corridors. As one of the last remaining undeveloped pads along this stretch of Tower Road, the property presents a rare opportunity for new-to-market entry.

The site is approved for Drive-Thru use and includes a previously approved full QSR plan set, materially reducing entitlement risk and accelerating development timelines. Rough graded with storm infrastructure off-site, roads in place, and utilities available within the frontage road, the parcel offers limited horizontal risk. Surrounded by national retailers, dense multifamily and single-family housing, and continued mixed-use investment, including the Target-anchored development at 56th & Tower, the location captures established residential, commuter, and airport-driven demand minutes from DIA.



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DEMOGRAPHICS

| Data for all businesses in area | 1 mile | 2 miles | 3 miles |
|--------------------------------------|--------|---------|---------|
| Total Businesses | 252 | 738 | 1,313 |
| Total Employees | 2,917 | 12,207 | 22,937 |
| Total Population | 20,113 | 60,393 | 87,007 |
| Employee/Population Ratio (per 100) | 14.5 | 20.2 | 26.4 |

| by NAICS Codes | Businesses | | Employees | | Businesses | | Employees | | Businesses | | Employees | |
|---|------------|------|-----------|-------|------------|------|-----------|-------|------------|------|-----------|-------|
| | Number | % | Number | % | Number | % | Number | % | Number | % | Number | % |
| Agriculture, Forestry, Fishing & Hunting (11) | 1 | 0.4% | 2 | 0.1% | 2 | 0.3% | 6 | 0.1% | 5 | 0.4% | 15 | 0.1% |
| Mining (21) | 0 | 0.0% | 0 | 0.0% | 0 | 0.0% | 0 | 0.0% | 0 | 0.0% | 1 | 0.0% |
| Utilities (22) | 0 | 0.0% | 0 | 0.0% | 2 | 0.3% | 7 | 0.1% | 2 | 0.1% | 11 | 0.1% |
| Construction (23) | 15 | 6.0% | 311 | 10.7% | 56 | 7.6% | 807 | 6.6% | 107 | 8.2% | 1,540 | 6.7% |
| Building Construction | 9 | 3.6% | 283 | 9.7% | 26 | 3.5% | 487 | 4.0% | 38 | 2.9% | 699 | 3.0% |
| Heavy/Civil Eng Construction | 0 | 0.0% | 2 | 0.1% | 4 | 0.5% | 72 | 0.6% | 9 | 0.7% | 172 | 0.8% |
| Specialty Trade Contractor | 5 | 2.0% | 26 | 0.9% | 26 | 3.5% | 247 | 2.0% | 60 | 4.6% | 669 | 2.9% |
| Manufacturing (31-33) | 1 | 0.4% | 13 | 0.5% | 18 | 2.4% | 734 | 6.0% | 52 | 4.0% | 1,875 | 8.2% |
| Wholesale Trade (42) | 1 | 0.4% | 30 | 1.0% | 29 | 3.9% | 1,375 | 11.3% | 89 | 6.8% | 3,402 | 14.8% |
| Durable Goods | 1 | 0.4% | 26 | 0.9% | 22 | 3.0% | 1,189 | 9.7% | 65 | 5.0% | 2,733 | 11.9% |
| Nondurable Goods | 0 | 0.0% | 3 | 0.1% | 4 | 0.5% | 165 | 1.4% | 20 | 1.5% | 628 | 2.7% |
| Trade Broker | 0 | 0.0% | 0 | 0.0% | 2 | 0.3% | 20 | 0.2% | 5 | 0.4% | 41 | 0.2% |



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1 mile



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Total Businesses



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2 miles



738

Total Businesses



12,207

Total Employees

3 miles



1,313

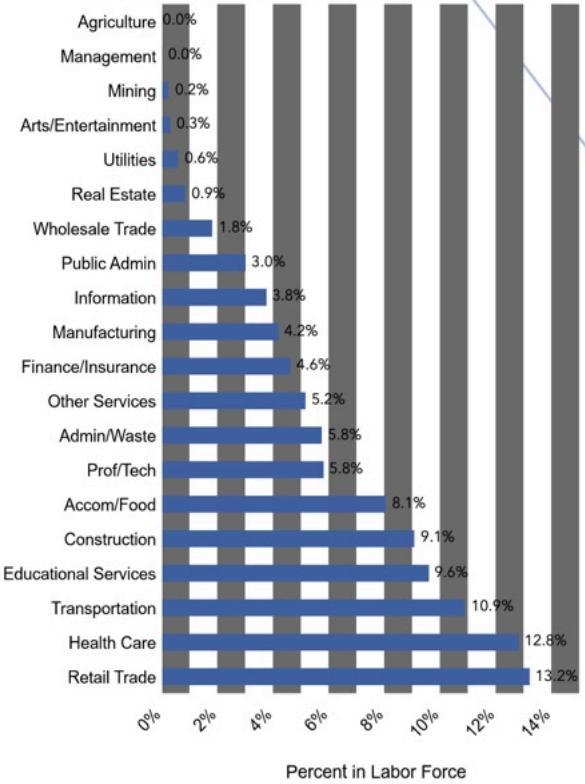
Total Businesses



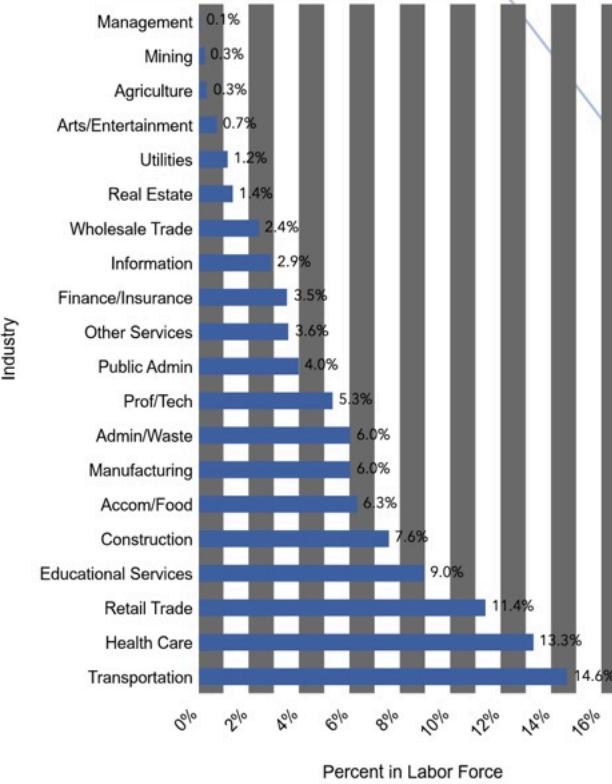
22,937

Total Employees

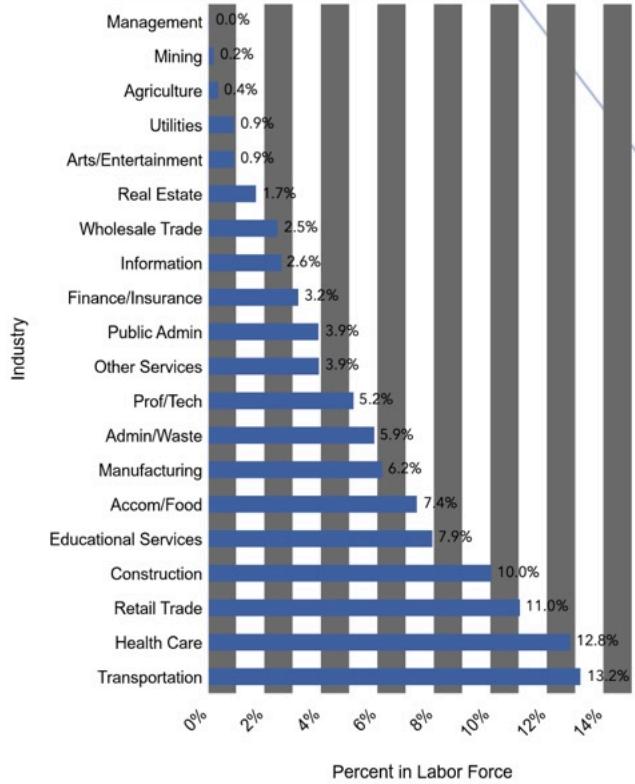
Labor Force by Industry



Labor Force by Industry



Labor Force by Industry



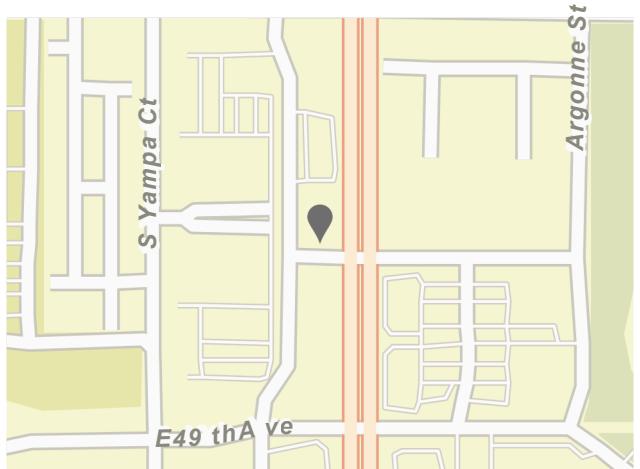
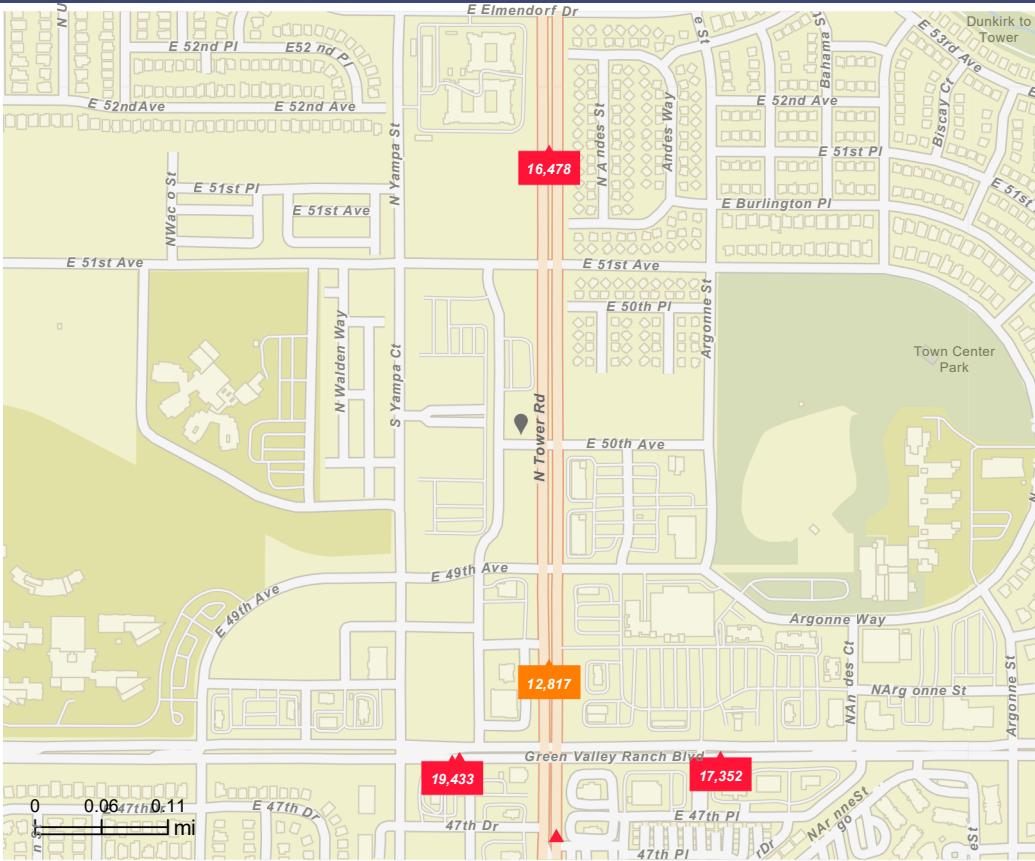
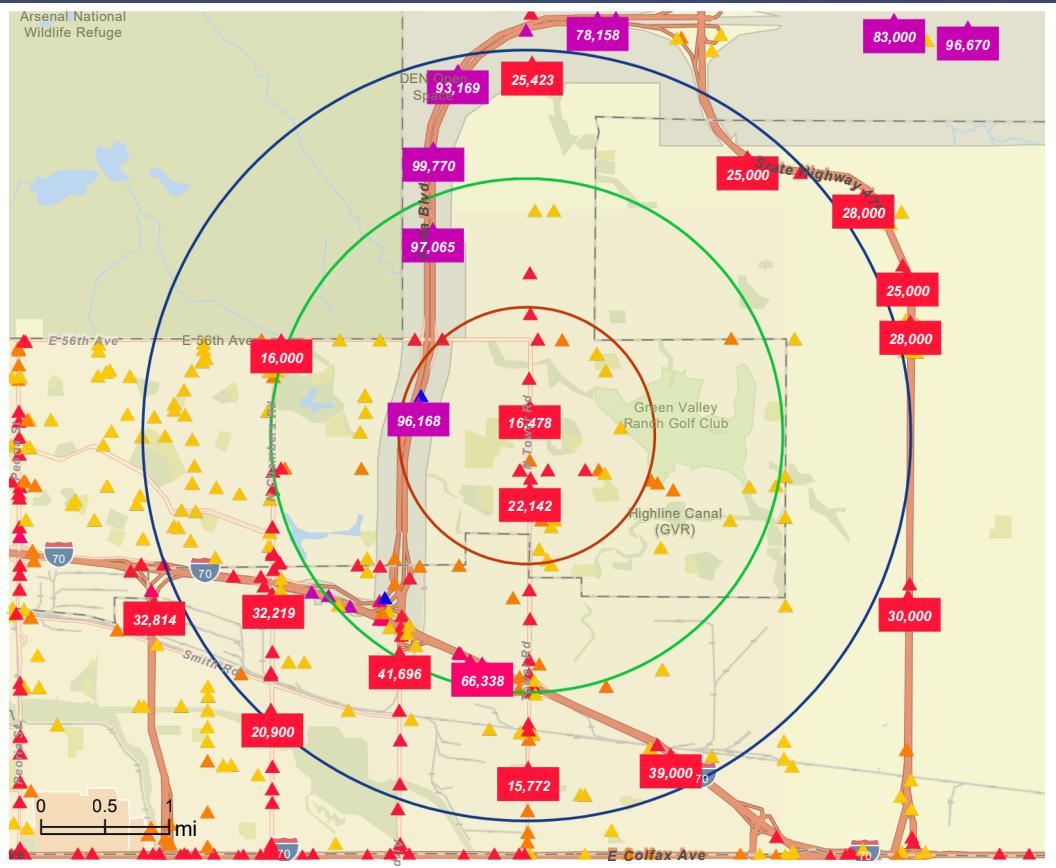
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TRAFFIC COUNT



Average Daily Traffic Volume

- ▲ Up to 8,000 vehicles per day
- ▲ 8,001 - 15,000
- ▲ 15,001 - 50,000
- ▲ 50,001 - 70,000
- ▲ 70,001 - 100,000
- ▲ More than 100,000 per day





DEN

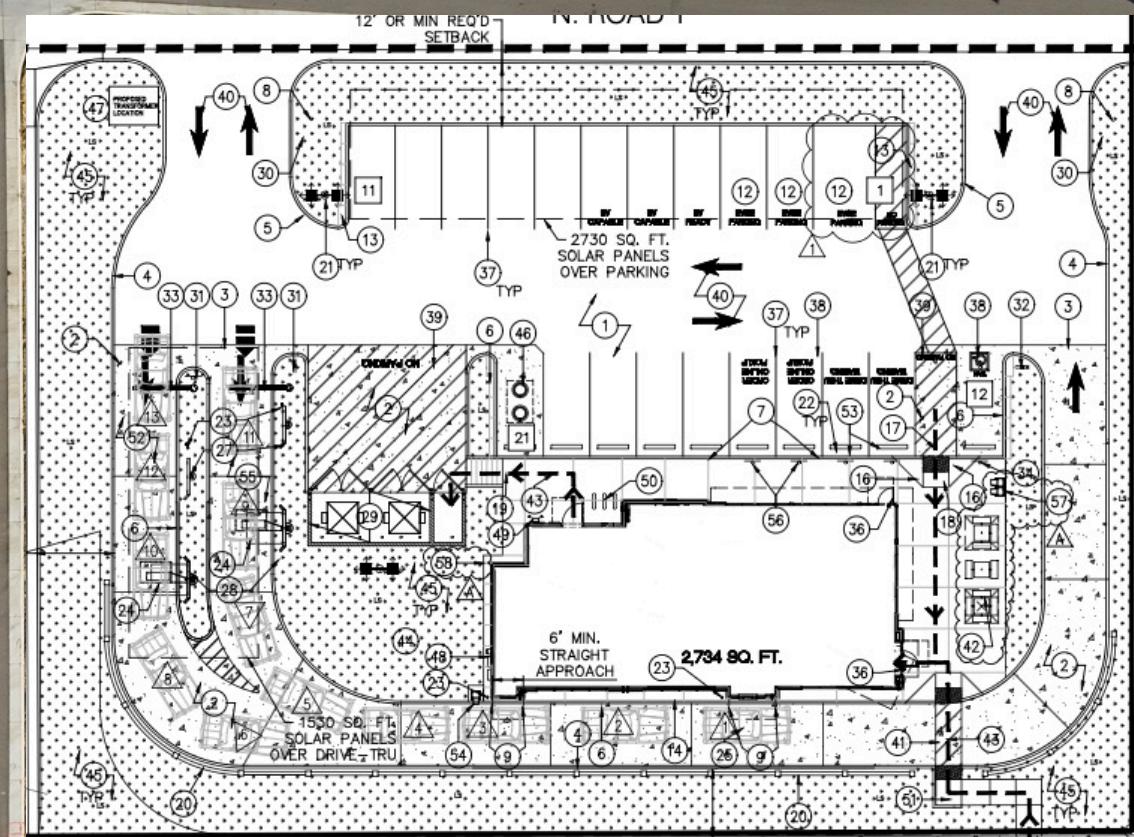


LAND LEASE
.97 ACRES
DRIVE-THRU APPROVED

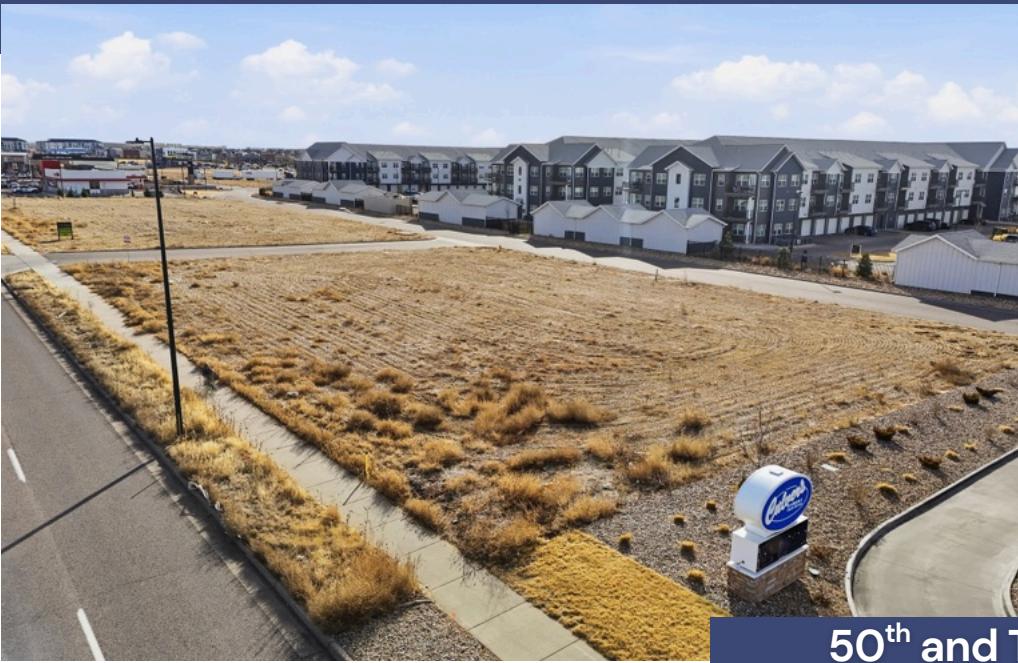
50TH AVE.

TOWER ROAD

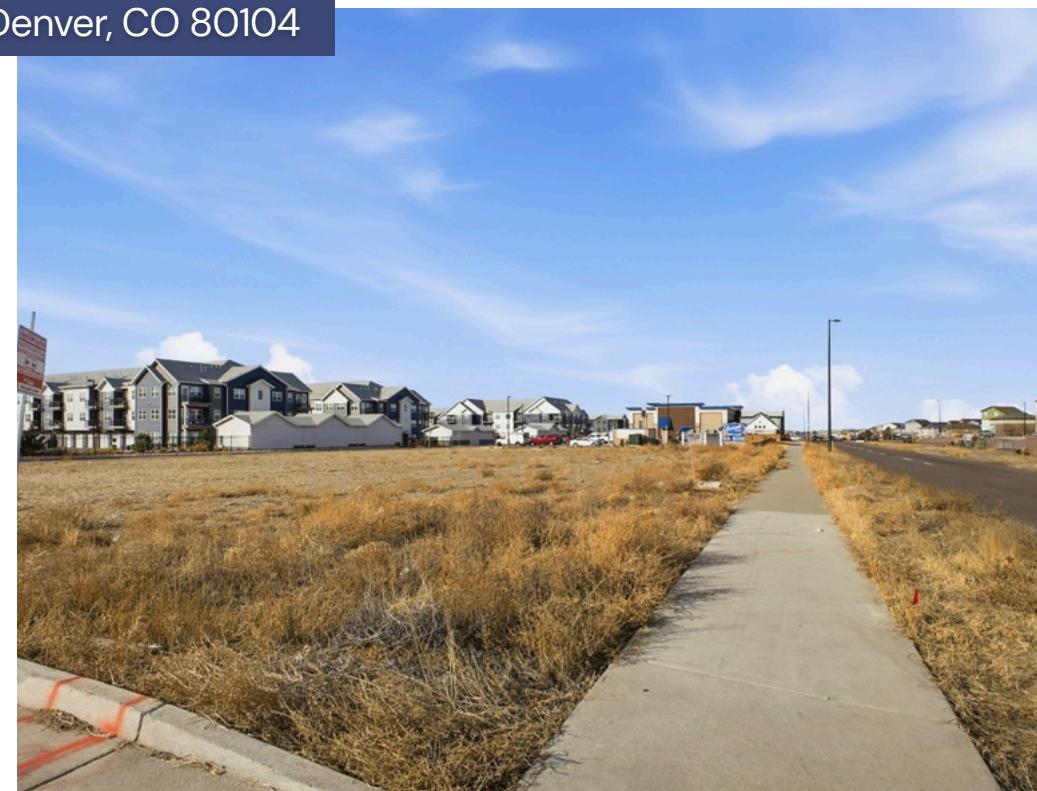
LEGEND
AVAILABLE
720.829.2999



APPROVED QSR SITE PLANS



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CONTACT



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