



# 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



50<sup>th</sup> 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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**12,207**

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2 miles



**1,313**

Total Businesses

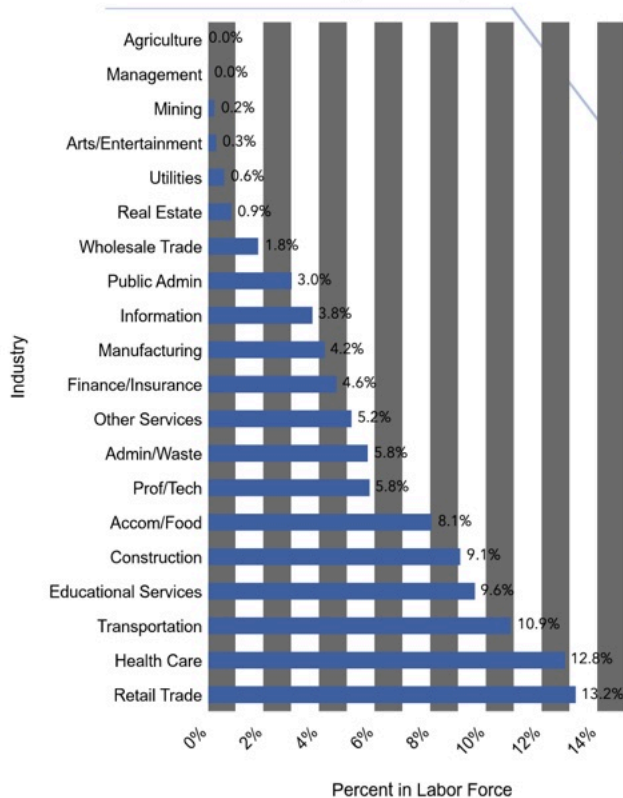


**22,937**

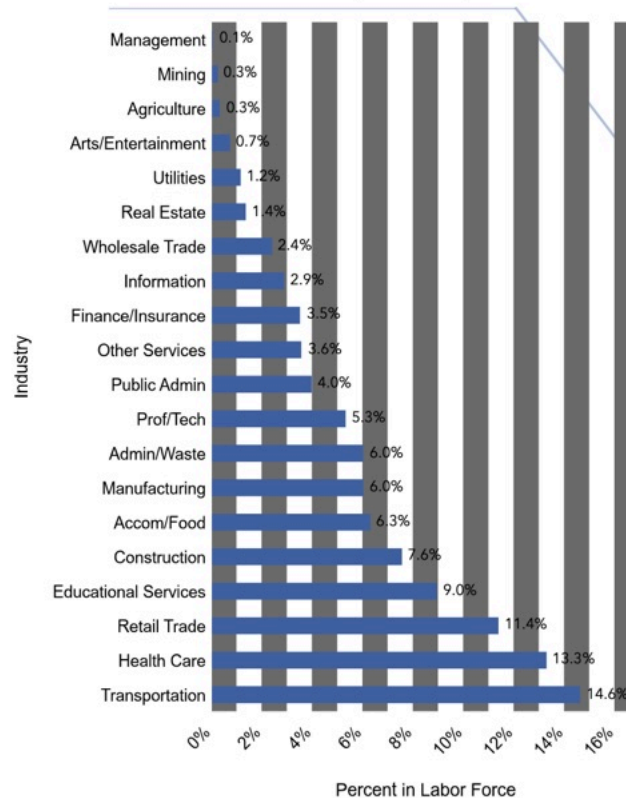
Total Employees

3 miles

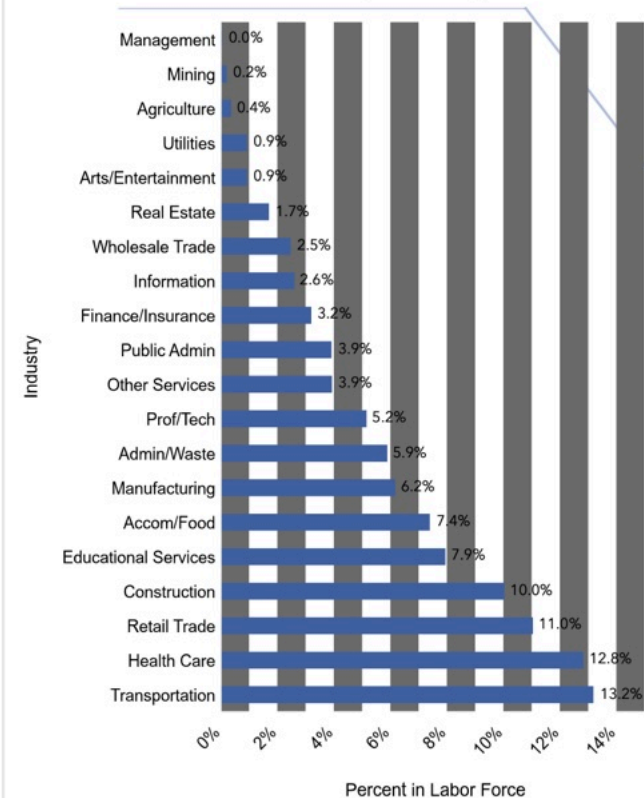
**Labor Force by Industry**



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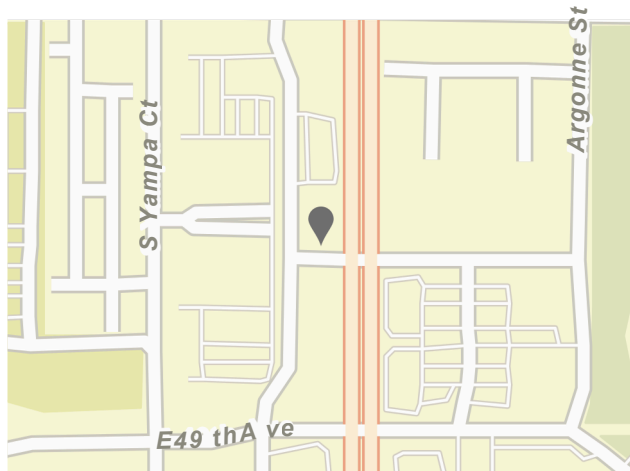
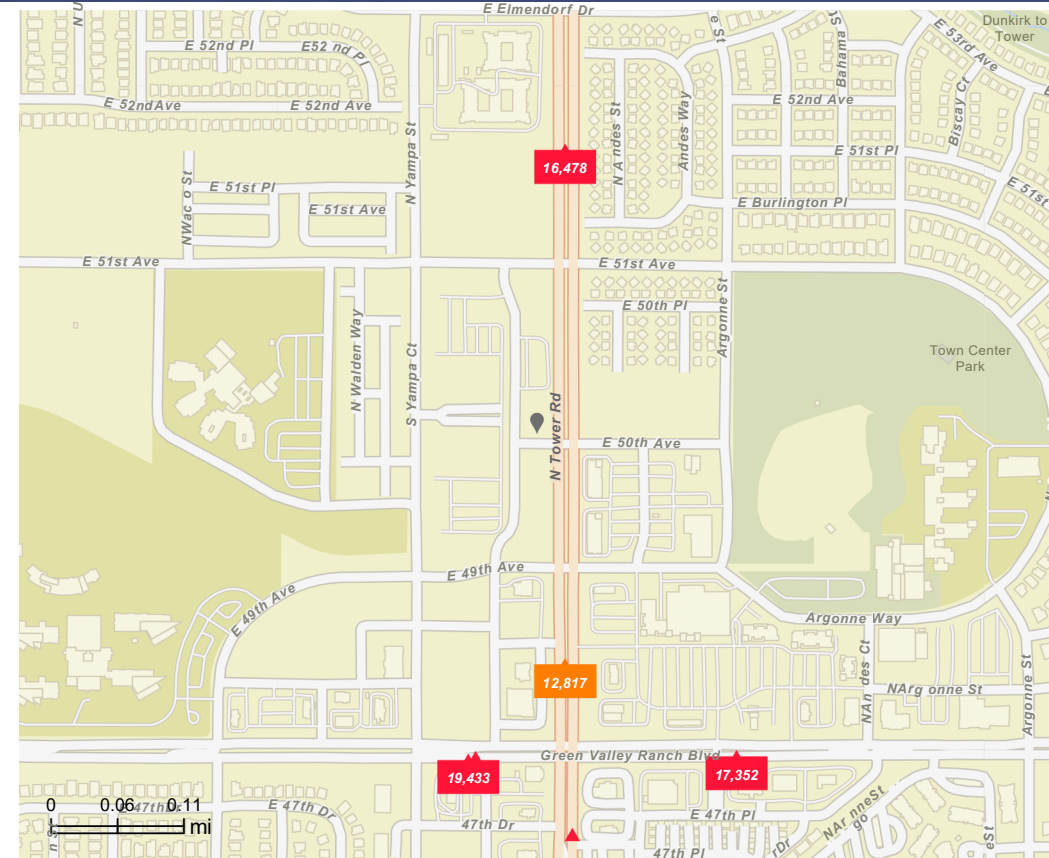
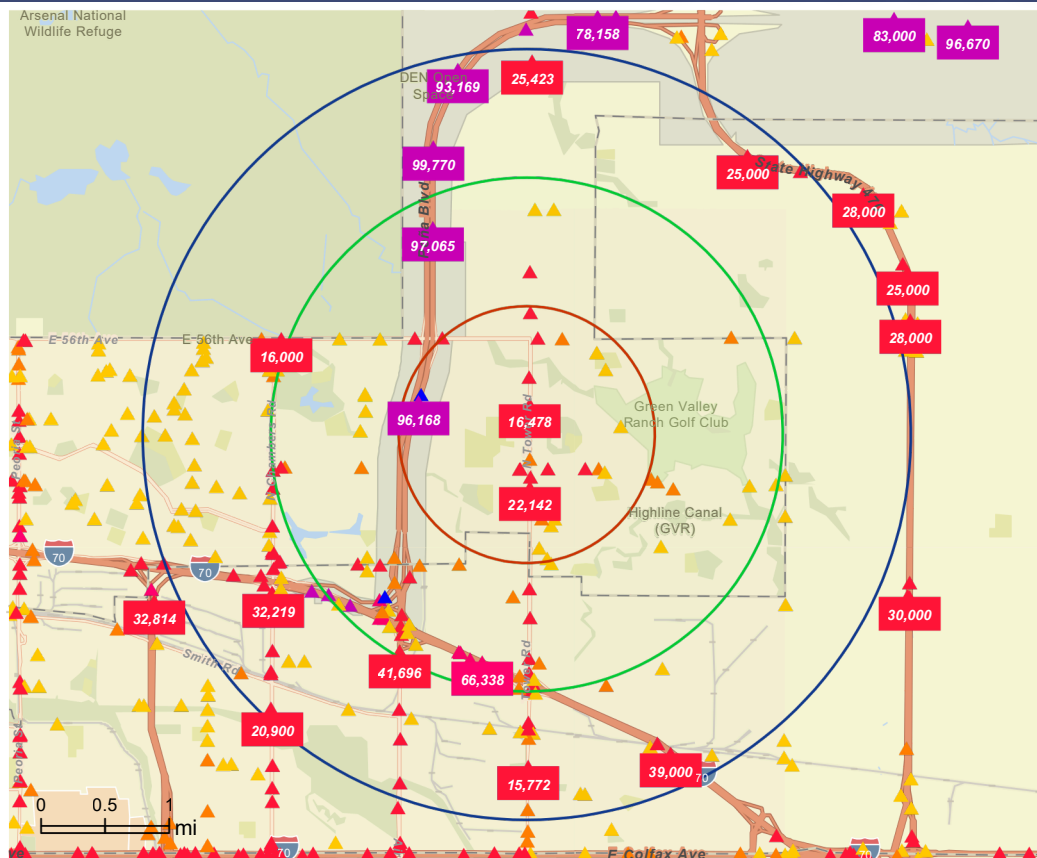


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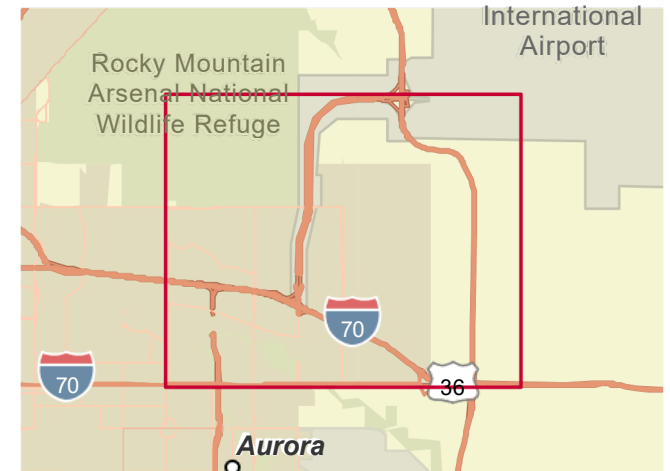
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# TRAFFIC COUNT



## 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



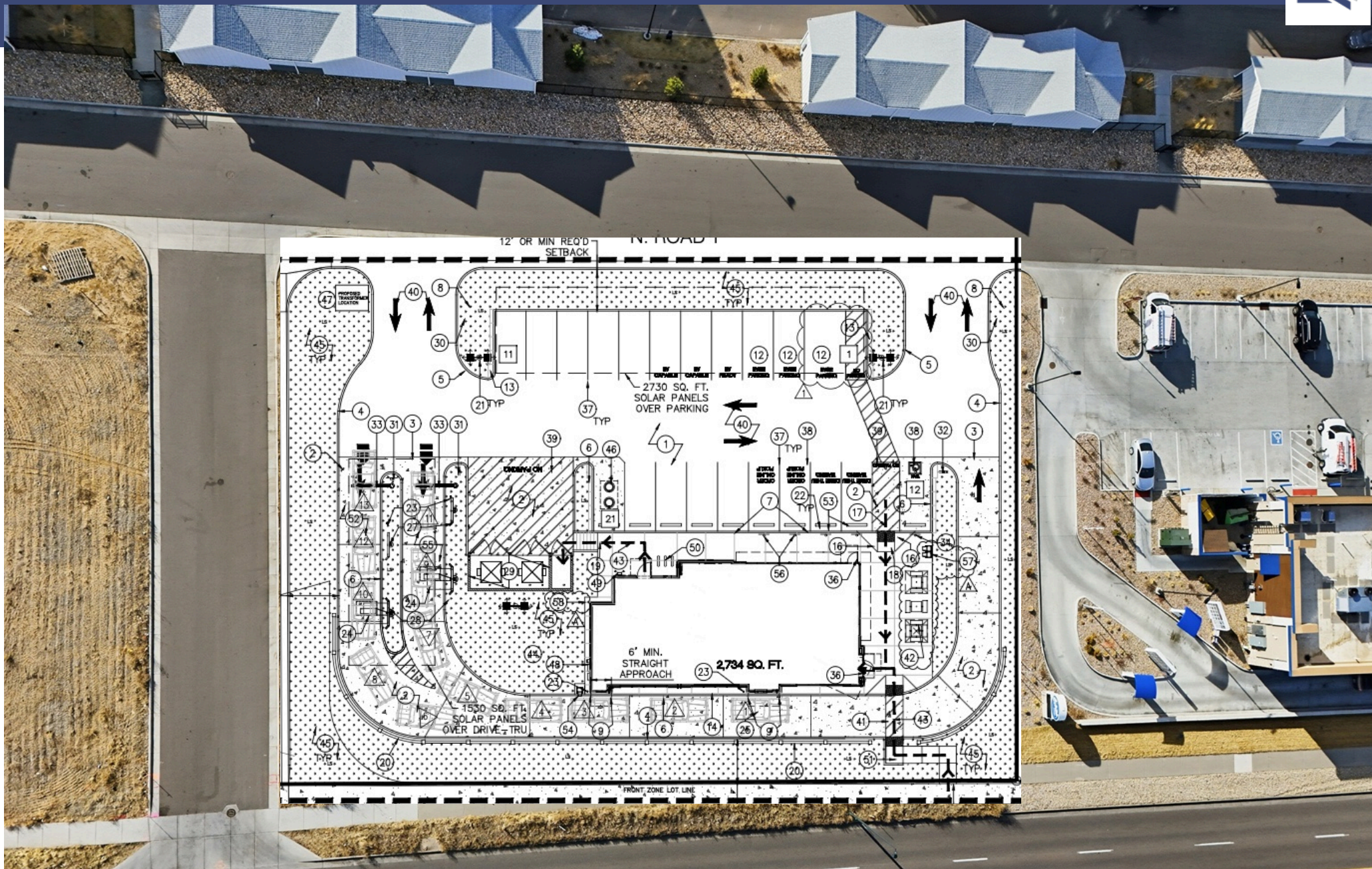


TOWER ROAD

LAND LEASE  
.97 ACRES  
DRIVE-THRU APPROVED

50TH AVE.





# APPROVED QSR SITE PLANS



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# CONTACT



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