



 DENVER INTERNATIONAL AIRPORT

 pepsi

 UNITED AIRLINES

 GAYLORD ROCKIES™

TOWER ROAD 19,000+ VPD

 61ST & PENA LIGHT RAIL STATION

PEÑA BLVD

100,000+ VPD

 Mixed-Use Development
2,000 Residential units

56TH AVE 22,000+ VPD

THE SHOPPES AT 56TH

THE SHOPPES AT 56TH

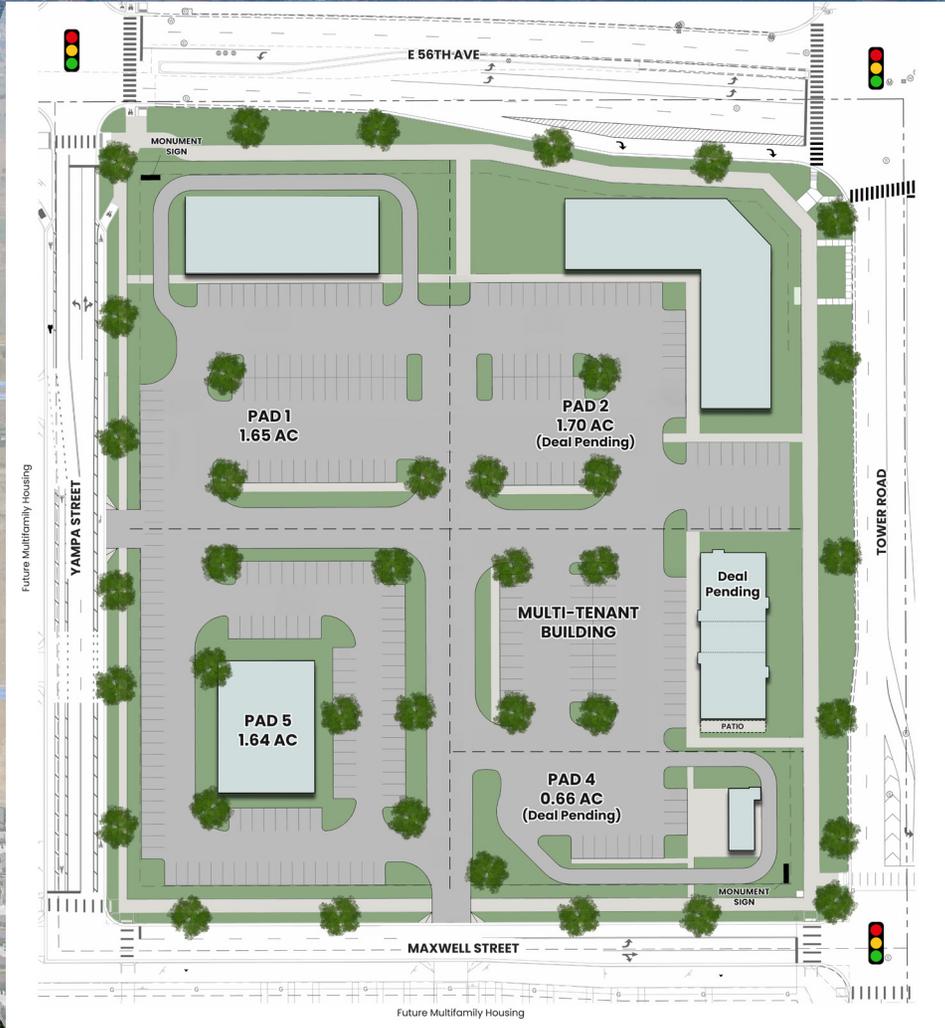
RETAIL PADS FOR LEASE/SALE

56th & Tower Rd, Denver, CO 80249



HENRY GROUP
REAL ESTATE

Patrick Henry Principal | Pat@henrygroupe.com | 303.625.7444
Daniel Allen Development Manager | Daniel@henrygroupe.com | 620.664.2035



SUBMARKET
Green Valley Ranch



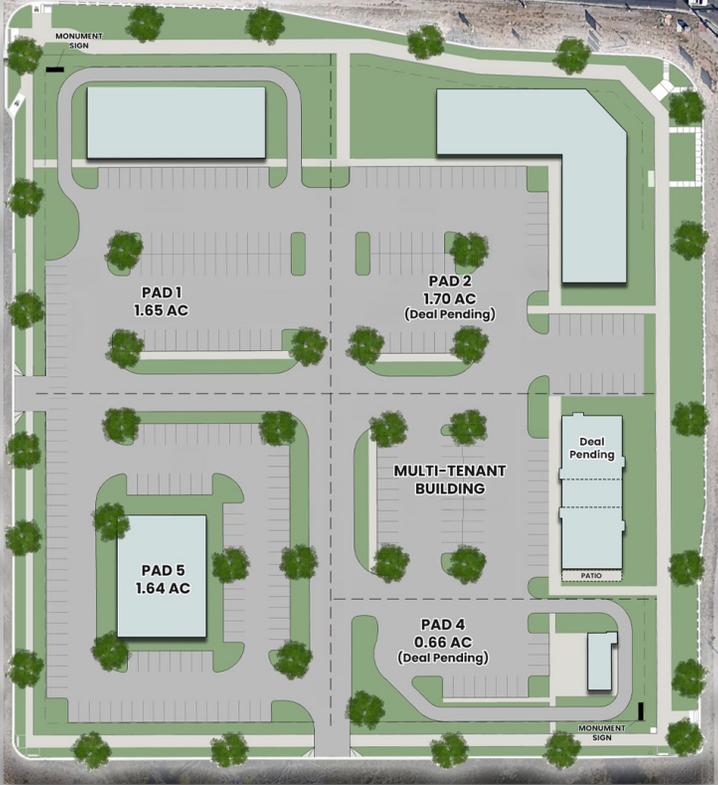
VEHICLE PER DAY (VPD)
Over 41,000



ZONING
C-MU-10

YAMPA STREET
(Planned & Approved)

E 56TH AVE



TOWER ROAD

PAD 1 - GROUND LEASE
1.65 Acres | 71,874 SF

PAD 4 - DEAL PENDING
0.66 Acres | 28,750 SF

PAD 2 - DEAL PENDING
1.70 Acres | 74,052 SF

**PAD 5 - FOR SALE OR
GROUND LEASE**
1.64 Acres | 71,438 SF

PAD 3 - Multi-Tenant
1,200 SF - 3,900 SF available
Click for more info

MAXWELL STREET
(Planned & Approved)

MAXWELL STREET
(Completed)



ROCKY MOUNTAIN
ARSENAL NATIONAL
WILDLIFE REFUGE

PEÑA BLVD

 DENVER INTERNATIONAL
AIRPORT

 GAYLORD ROCKIES RESORT &
CONVENTION CENTER

 DICK'S SPORTING
GOODS PARK

THE SHOPPES
AT 56TH

 PAINTED
PRAIRIE

 WALMART
NEIGHBORHOOD MARKET

 COSTCO
WHOSALE

 GVR GREEN VALLEY
RANCH

56TH AVE

LIGHT RAIL LINE

INTERSTATE
70

E 470

THE AURORA
HIGHLANDS

CENTRAL PARK
NEIGHBORHOOD

N AIRPORT RD

E COLFAX AVE

 UC HEALTH
UNIVERSITY OF COLORADO
ANSCHUTZ MEDICAL CAMUS

INTERSTATE
225

 AURORA
SPORTS PARK

LOWRY
NEIGHBORHOOD

 BUCKLEY
SPACE FORCE BASE

4 56TH & TOWER RD

DENVER, CO 80249

**ROCKY MOUNTAIN
ARSENAL NATIONAL
WILDLIFE REFUGE**

**Future 113-Acre
United Airline Corporate
Campus**

**HYATT PLACE
PENA STATION**

**Mixed-Use Development
2,000 Residential units**




**THE SHOPPES
AT 56TH**



**56TH TOWER
APARTMENTS**

**KIPP NORTHEAST
DENVER ACADEMY**



STARBUCKS



SPROUTS



**HIGHLINE NORTHEAST
ACADEMY**




CONFIDENTIALITY & DISCLAIMER

All materials and information received or derived from Henry Group LLC d/b/a, Henry Group Real Estate its directors, officers, agents, advisors, affiliates and/or any third party sources are provided without representation or warranty as to completeness, veracity, or accuracy, condition of the property, compliance or lack of compliance with applicable governmental requirements, developability or suitability, financial performance of the property, projected financial performance of the property for any party's intended use or any and all other matters.

Neither Henry Group LLC d/b/a, Henry Group Real Estate, its directors, officers, agents, advisors, or affiliates makes any representation or warranty, express or implied, as to accuracy or completeness of any materials or information provided, derived, or received. Materials and information from any source, whether written or verbal, that may be furnished for review are not a substitute for a party's active conduct of its own due diligence to determine these and other matters of significance to such party. Henry Group LLC d/b/a, Henry Group Real Estate will not investigate or verify any such matters or conduct due diligence for a party unless otherwise agreed in writing.

EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.

Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. Henry Group LLC d/b/a, Henry Group Real Estate makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. Henry Group LLC d/b/a, Henry Group Real Estate does not serve as a financial advisor to any party regarding any proposed transaction. All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property.

Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Henry Group LLC d/b/a, Henry Group Real Estate in compliance with all applicable fair housing and equal opportunity laws.

