

GATEWAY

CROSSING | LANDING

FOR LEASE | Exciting New Mixed-Use Projects

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

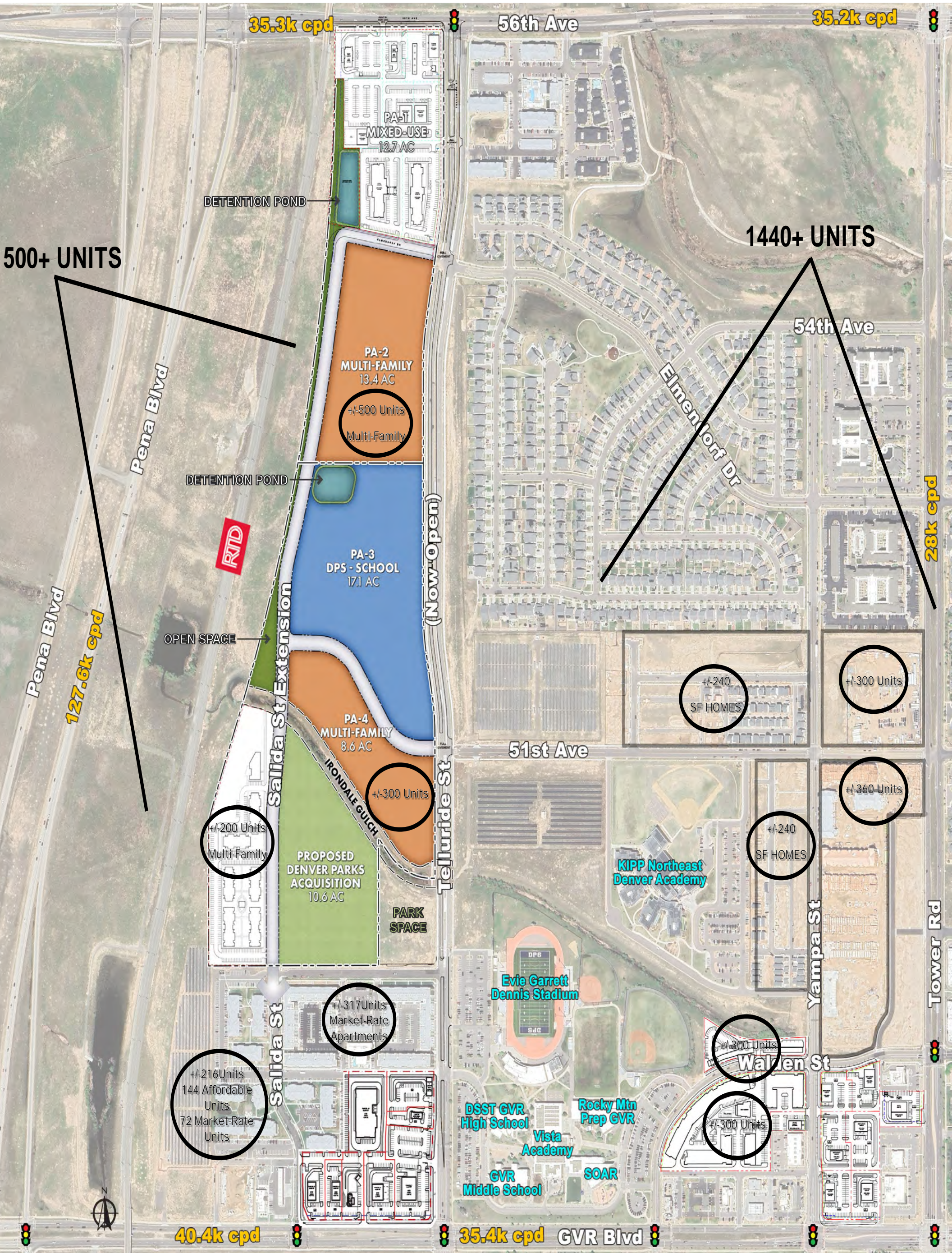
JOIN THESE RETAILERS

GATEWAY CROSSING

GATEWAY LANDING



Gateway North

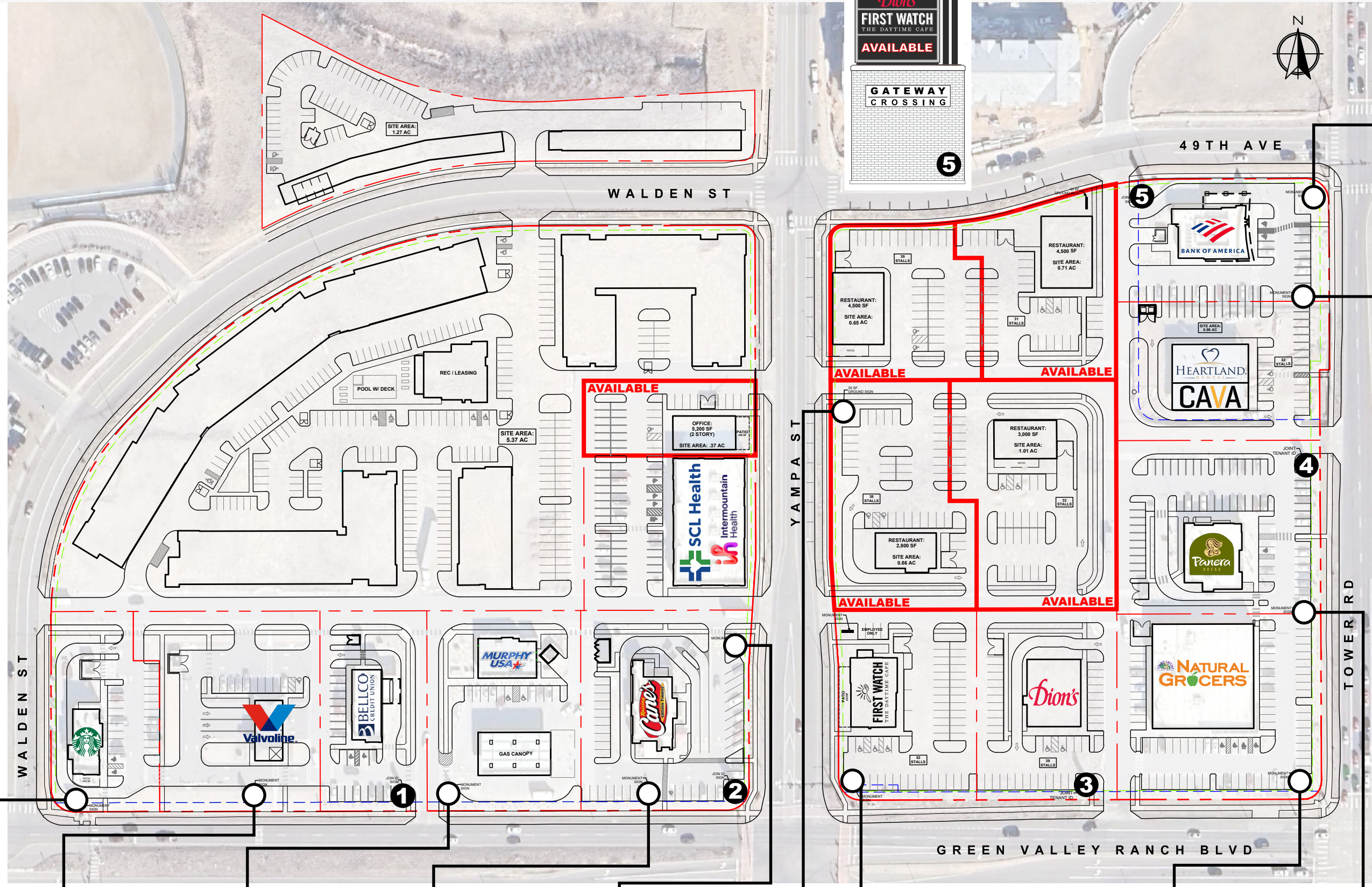


Gateway Crossing



Gateway Crossing Site Plan and Signage

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



MULTI-FAMILY
AVAILABLE
SCL Health
AVAILABLE
LOT NORTH OF SCL
GATEWAY CROSSING
1

MULTI-FAMILY
AVAILABLE
SCL Health
AVAILABLE
LOT NORTH OF SCL
GATEWAY CROSSING
2

STARBUCKS
BELLCO
Valvoline

Valvoline
STARBUCKS
BELLCO

MURPHY USA

Cane's

MURPHY USA
Cane's

AVAILABLE
AVAILABLE

FIRST WATCH
THE DAYTIME CAFE
Dion's

NATURAL GROCERS
Panera BREAD

Panera BREAD
NATURAL GROCERS

AVAILABLE
AVAILABLE
AVAILABLE
CAVA
AVAILABLE

GATEWAY CROSSING
3

AVAILABLE
AVAILABLE
Dion's
FIRST WATCH
THE DAYTIME CAFE
AVAILABLE
GATEWAY CROSSING
5

BANK OF AMERICA

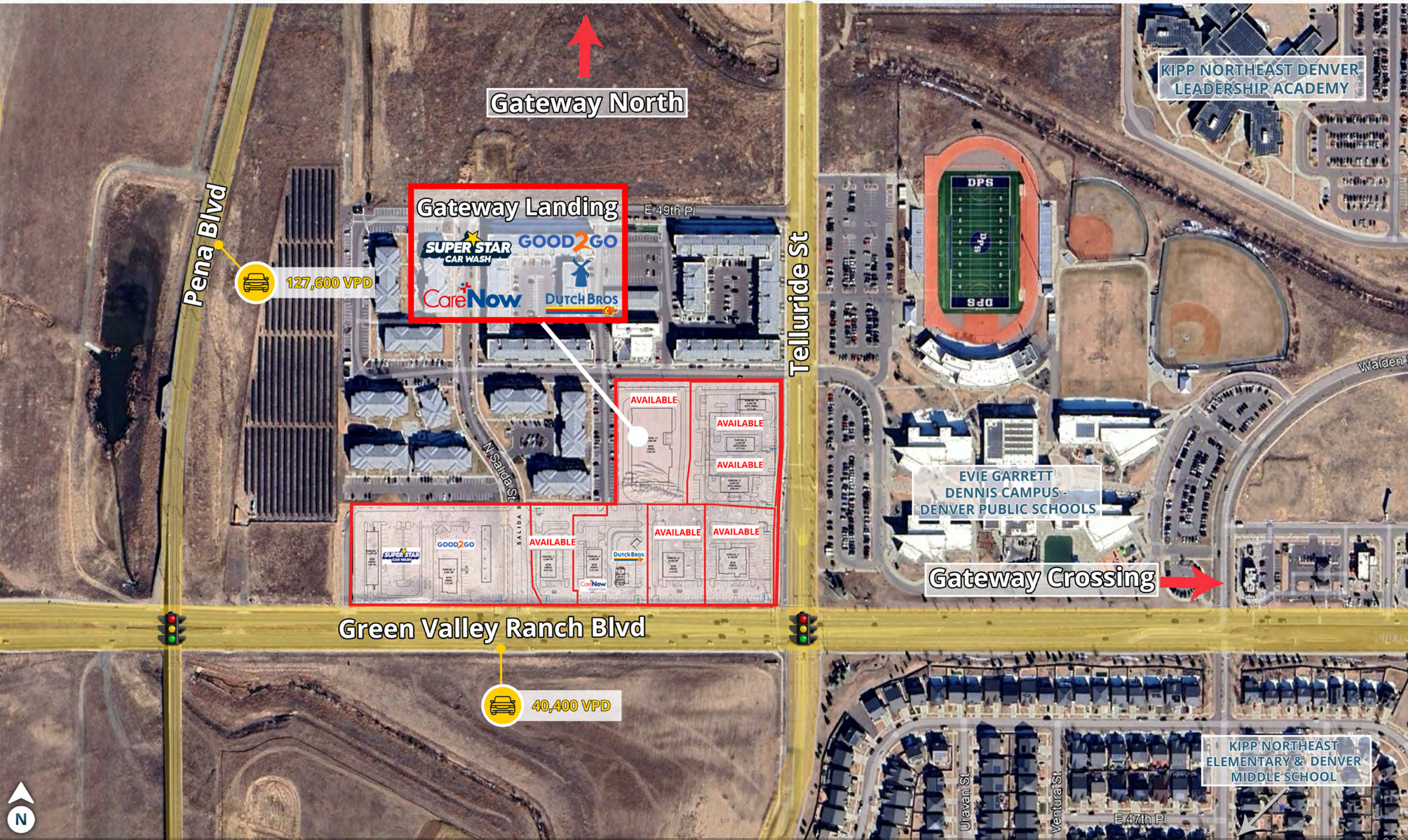
HEARTLAND
CAVA

AVAILABLE
AVAILABLE
FIRST WATCH
THE DAYTIME CAFE
Dion's
AVAILABLE

GATEWAY CROSSING
4

AVAILABLE
AVAILABLE
AVAILABLE
CAVA
AVAILABLE

GATEWAY CROSSING
3



Gateway North

Gateway Landing

SUPER STAR CAR WASH
GOOD2GO
CareNow
DUTCH BROS

127,600 VPD

AVAILABLE

AVAILABLE

AVAILABLE

AVAILABLE

AVAILABLE

AVAILABLE

Green Valley Ranch Blvd

40,400 VPD

KIPP NORTHEAST DENVER LEADERSHIP ACADEMY

EVIE GARRETT DENNIS CAMPUS - DENVER PUBLIC SCHOOLS

Gateway Crossing

KIPP NORTHEAST ELEMENTARY & DENVER MIDDLE SCHOOL

Pena Blvd

Telluride St

E 49th Pl

N Salida St

SALIDA St

Uravan St

Ventura St

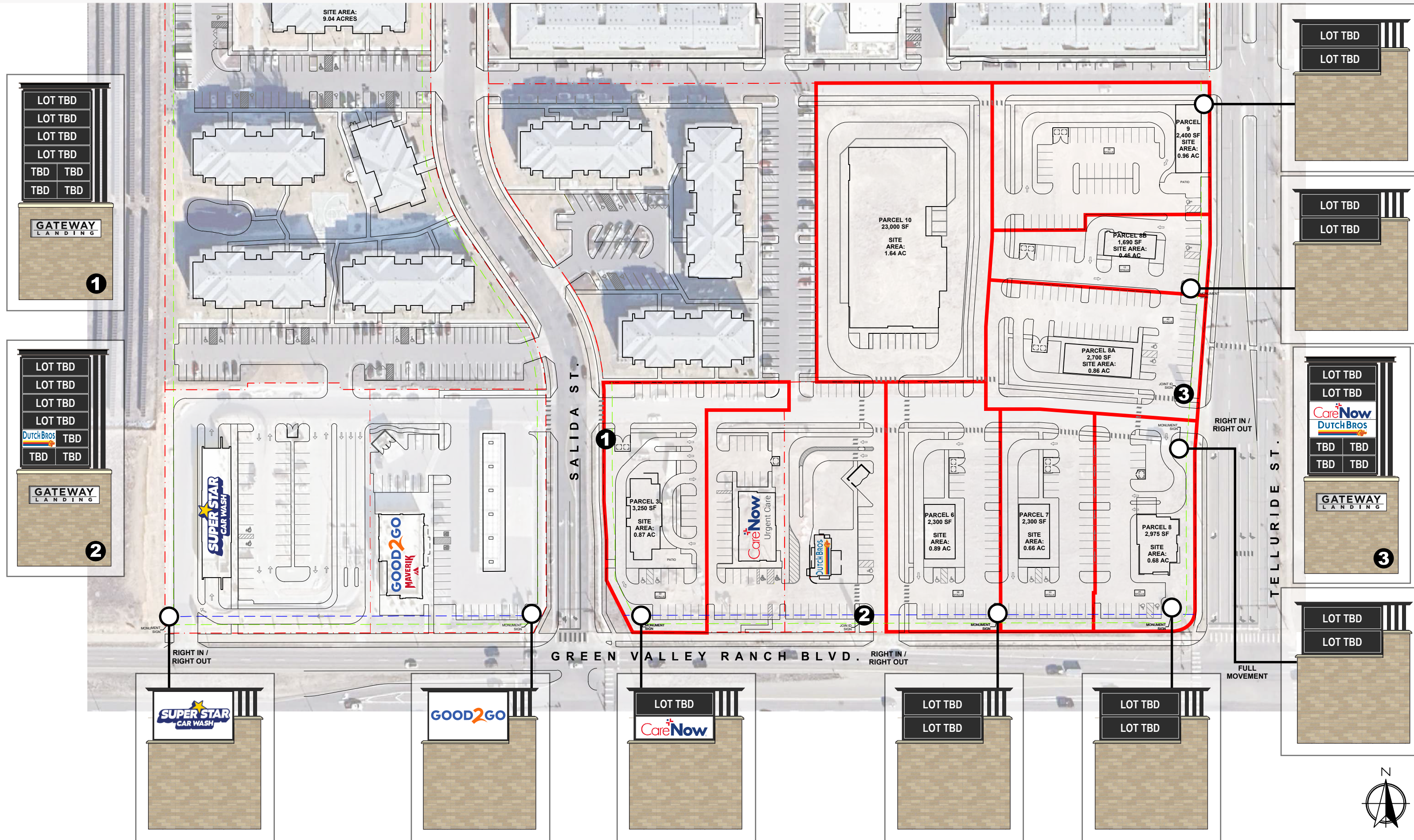
E 47th Pl

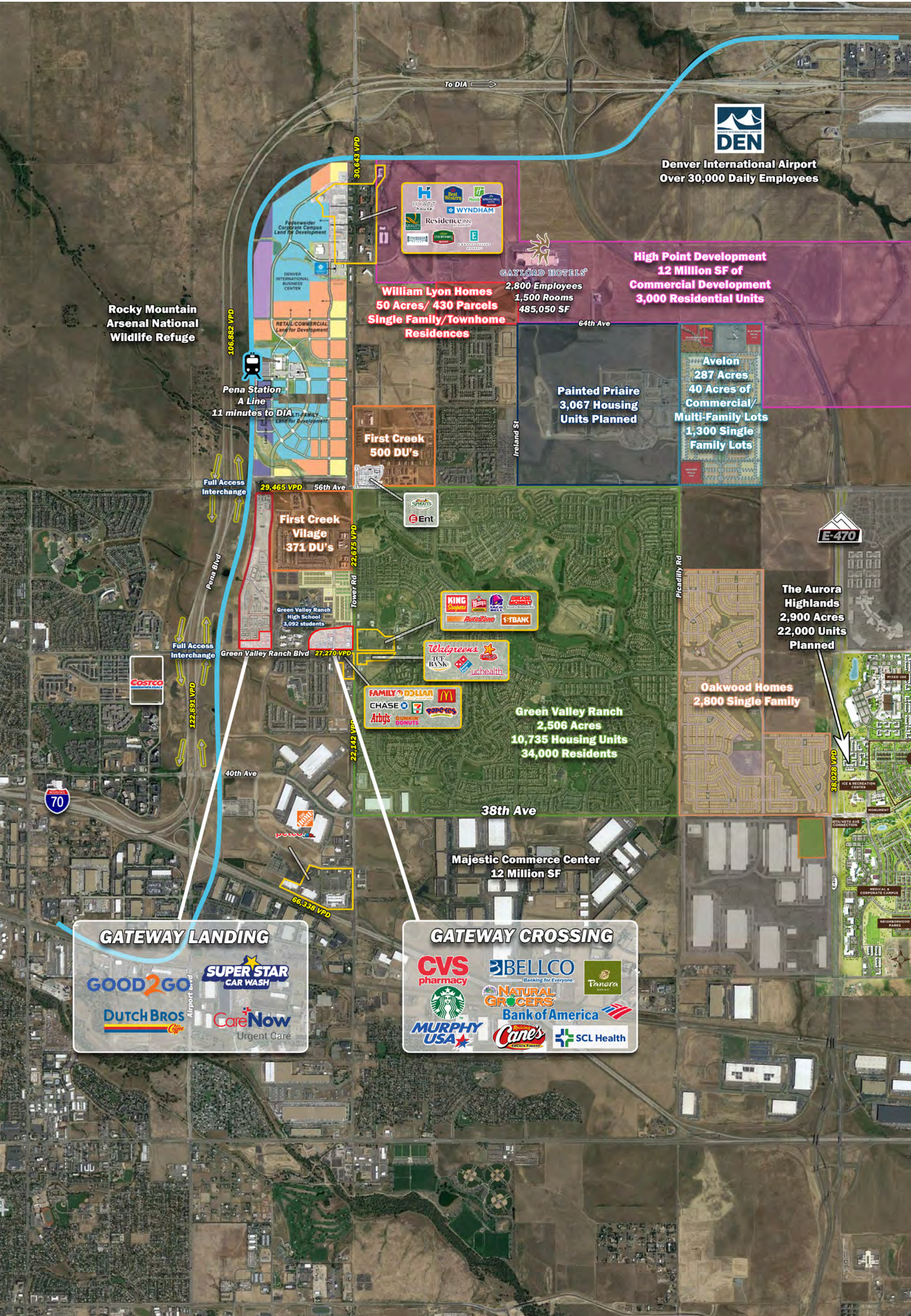
Walden



Gateway Landing Site Plan and Signage

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





Denver International Airport
Over 30,000 Daily Employees

Rocky Mountain
Arsenal National
Wildlife Refuge



High Point Development
12 Million SF of
Commercial Development
3,000 Residential Units

William Lyon Homes
50 Acres/ 430 Parcels
Single Family/Townhome
Residences

GAYLORD HOTELS®
2,800 Employees
1,500 Rooms
485,050 SF

Painted Prairie
3,067 Housing
Units Planned

Avelon
287 Acres
40 Acres of
Commercial/
Multi-Family Lots
1,300 Single
Family Lots

Pena Station
A Line
11 minutes to DIA

First Creek
500 DU's

Full Access
Interchange

29,465 VPD 56th Ave

**First Creek
Village**
371 DU's

Green Valley Ranch
High School
3,092 students

Full Access
Interchange

Green Valley Ranch Blvd 27,270 VPD



Green Valley Ranch
2,506 Acres
10,735 Housing Units
34,000 Residents

**The Aurora
Highlands**
2,900 Acres
22,000 Units
Planned

Oakwood Homes
2,800 Single Family



40th Ave

122,891 VPD

22,142 VPD

66,338 VPD

38th Ave

Majestic Commerce Center
12 Million SF

GATEWAY LANDING



GATEWAY CROSSING





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

LANDING | CROSSING

Tony Pierangeli
303.390.5257
tony.pierangeli@srsre.com

Erik Christopher
303.390.5252
erik.christopher@srsre.com

SRS Real Estate Partners
1875 Lawrence Street, Suite 850
Denver, CO 80202
303.572.1800

