

18653

E. 57TH AVE.
DENVER, CO 80249

+/- 2.47 AC
PAD FOR SALE

+/-2,000 MF Units
Proposed

PROPOSED
Mister
CAR WASH

PROPOSED



PROPOSED



PROPOSED



Tower Rd.

196 MF
Units



119 MF
Units

+/- 2.47 AC



SPROUTS
FARMERS MARKET



240 MF
Units

252 MF
Units

192 MF
Units

259 Condo
Units

E. 57th Ave.

324 MF
Units



Jay Landt

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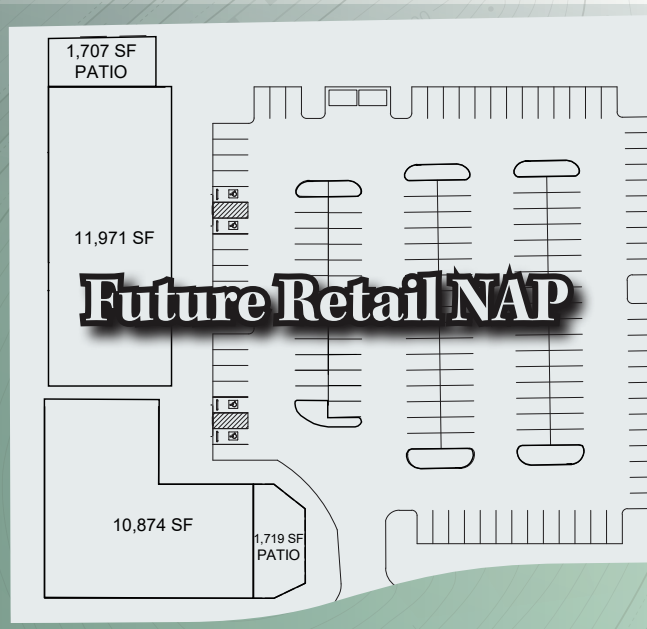
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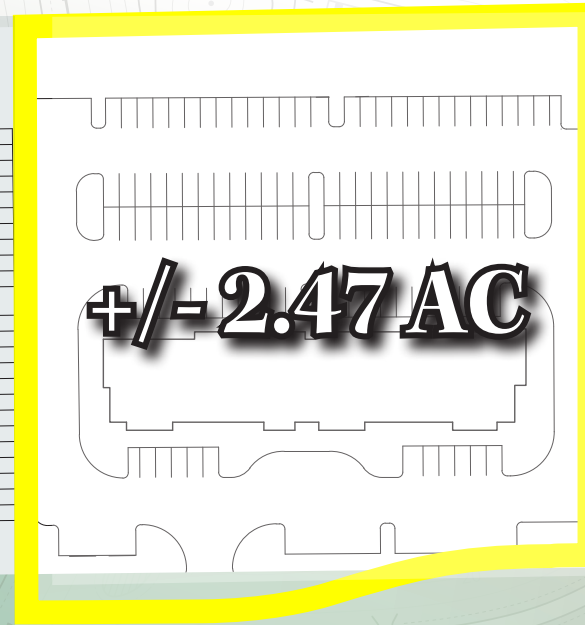
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Tower Rd.



Future Retail NAP



+/- 2.47 AC



E. 57th Ave.

Contact broker for pricing

HIGHLIGHTS

- Pad across from the newly opened Sprouts
- Within walking distance to Link 56 — a new development with a proposed Target coming soon
- New retail coming soon adjacent to the site
- Fastest-growing residential area in Denver

DEMOGRAPHICS

Source: 2025 Esri

	1 Mile	3 Mile	5 Mile
2025 Total Population	14,412	79,542	133,359
2025 Total Daytime Population	8,980	56,709	121,417
Average Household Income	\$138,590	\$125,024	\$114,716

TRAFFIC COUNTS

Source: MPSI 2024 & 2025 estimates

Tower Rd. N/O 57th Ave.:	18,151 VPD
Tower Rd. S/O 57th Ave.:	17,031 VPD
E. 56th Ave. W/O Tower Rd.:	19,679 VPD
E. 56th Ave. E/O Tower Rd.:	12,186 VPD

AREA AMENITIES



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