



# MILEHIGH

Greyhound Park

A unique, high quality, mixed-use environment in Commerce City, CO  
**PADS & MULTI-TENANT SPACE AVAILABLE**

# PROJECT OVERVIEW

## Lot 1

122-Rooms  
Woodspring Suites  
(under construction)

## Tract A

4.37 Acres  
Proposed municipal  
office building

## Tract B

5.13 Acres  
Future retail development

## Property Highlights

- 65 acre mixed use development, intended to create a unique destination for the entire community of Commerce City
- Over 360 residential units currently on site and another 270 luxury apartments are proposed
- Pad Site and In-Line opportunities are available
- Pads will be delivered in rough-graded condition
- Zoned PUD
- Project is scheduled to deliver in 4th quarter 2025

## Lot 1 - B

1.4 Acre Pad

## Lot 2 - A

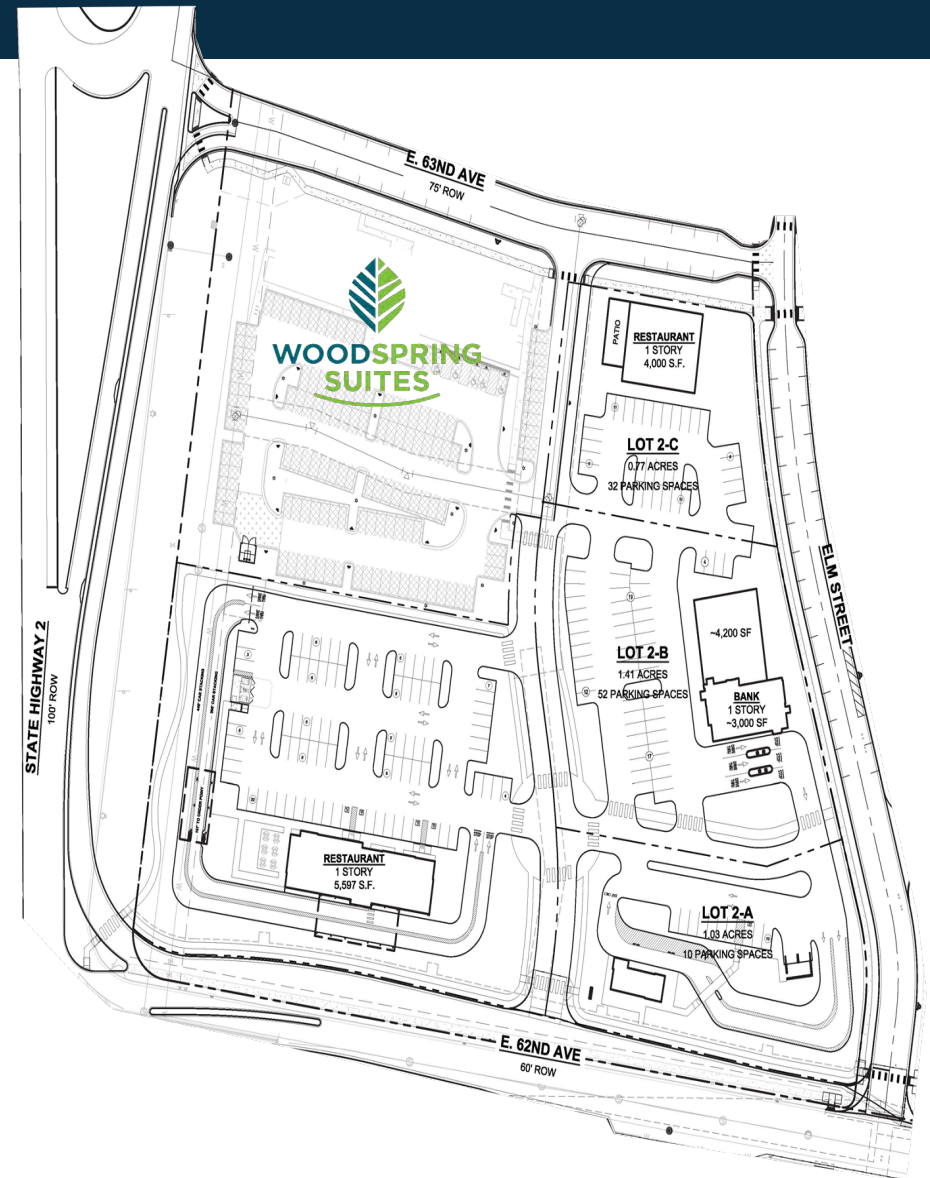
1.03 Acre Pad

## Lot 2 - B

2 - Tenant Building  
4,200 SF End-Cap  
**AVAILABLE**

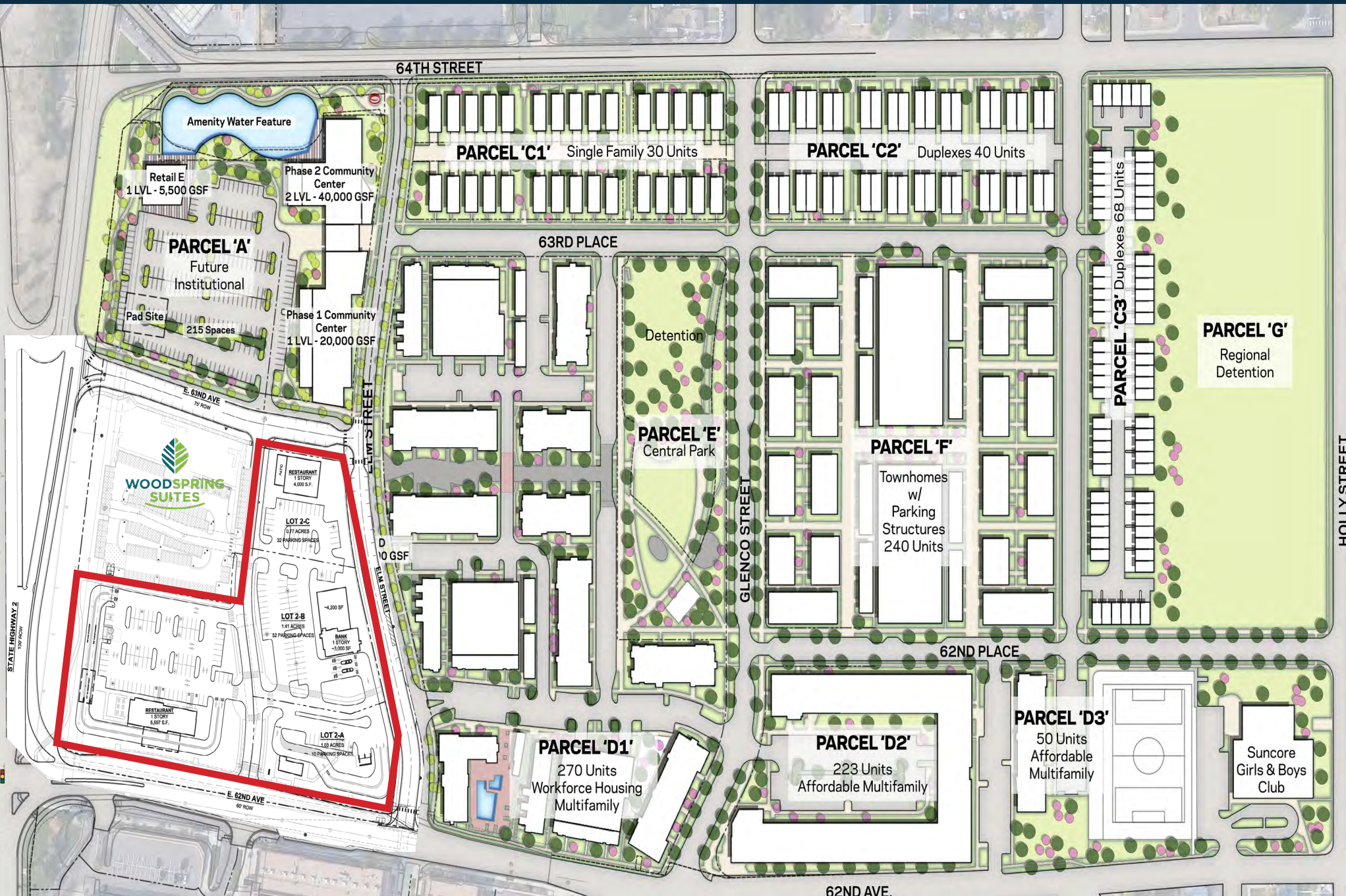
## Lot 2 - C

.77 Acre Pad





98 YMH





# SITE AERIAL



## PROJECT OVERVIEW

- Parcel A = 4.37 Acres (Proposed Municipal Building)
- Parcel B = 5.13 Acres (Retail Available)
- Parcel C1 = 30 Single Family Units
- Parcel C2 = 40 Duplex Units
- Parcel C3 = 68 Duplex Units
- Parcel D1 = 270 Workforce Housing Units
- Parcel D2 = 223 Affordable Multi-Family Units
- Parcel D3 = 50 Affordable Multi-Family Units
- Parcel F = 240 Multi-Family Units

**TOTAL RESIDENTIAL UNITS = 921 Units**



# DEMOGRAPHICS

## 1 Mile

12,238	13,990	\$70,532	3,863
Population	Total Daytime Population	Average Household Income	Total Households

## 3 Miles

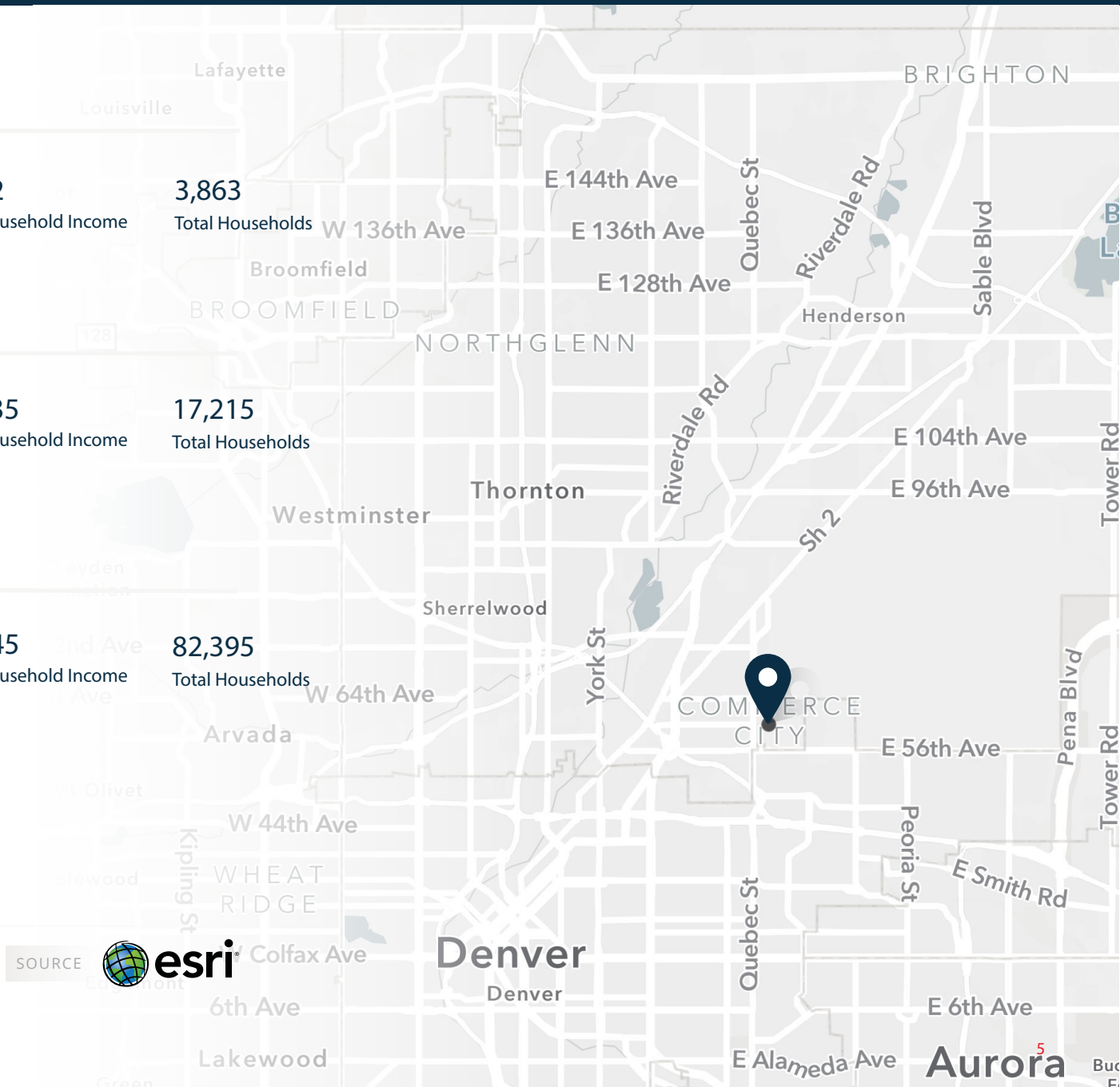
53,864	81,881	\$104,235	17,215
Population	Total Daytime Population	Average Household Income	Total Households

## 5 Miles

231,050	265,390	\$113,945	82,395
Population	Total Daytime Population	Average Household Income	Total Households

> **Want more?** Contact us for a complete demographic, foot-traffic, and mobile data insights report.

SOURCE





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**TONY PIERANGELI**  
Managing Principal  
SRS Real Estate Partners  
303.390.5257  
[tony.pierangeli@srsre.com](mailto:tony.pierangeli@srsre.com)

**ERIK CHRISTOPHER**  
Managing Principal  
SRS Real Estate Partners  
303.390.5252  
[erik.christopher@srsre.com](mailto:erik.christopher@srsre.com)



SRS Real Estate Partners  
1875 Lawrence Street, Suite 850 | Denver, CO 80202  
[SRSRE.COM/Denver](http://SRSRE.COM/Denver)



Fully Invested in the Future