

Everlea

SEC 64th Ave & Picadilly Rd | Aurora, Colorado 80019



Highlights

- Multiple user parcels available in Everlea, a new mixed-use community
- 1.0 acre to 15.98 acre retail pad sites
- Strategically located at 64th & Picadilly in the heart of Denver's biggest industrial submarket
- Quick, easy access to E-470 via 64th Ave and Pena Blvd via Picadilly Rd
- High growth area with over 46,000 homes planned or under construction
- Eligible for tax credits & exemptions through the Colorado Enterprise Zone Program
- Zoning allows for uses including hospitality, large format entertainment, retail, auto, drive-thru, office, & medical office

Proposed Land Use

Description	Acres
Park / Open Space	35.80
Mixed-Use / Commercial	27.30
Multi-Family	19.62
Single-Family	51.66
TOTAL	134.38

Current & Future Residential

Population



AREA POPULATION GROWTH 2.45%

2023 - 552,361 Total



LABOR FORCE POPULATION (Ages 16+)

2023 - 288,785



UNEMPLOYMENT RATE 5.7%



MEDIAN HOUSEHOLD INCOME

INCOME

Housing Development

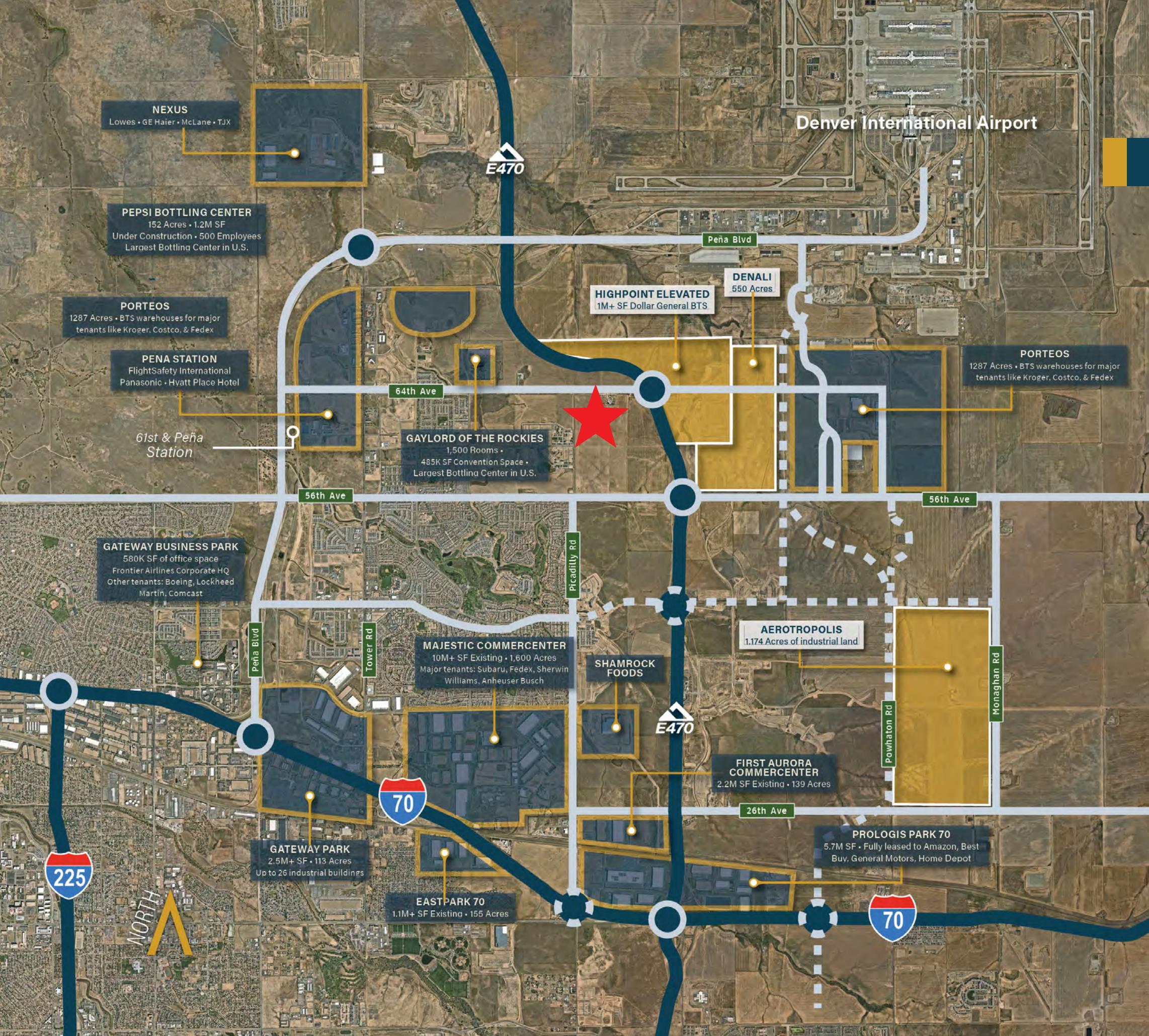


**MEDIAN HOME VALUE
\$381,336**

Demographics measured in 10 miles radius

Development	Existing Units	Planned Units	Build Out %
Aurora Highlands	314	12,487	2.5%
Courtland	324	324	100%
East Range Crossings	252	252	100%
First Creek	463	463	100%
First Creek Farm	112	112	100%
First Creek Village	244	244	100%
Gateway GVR	411	411	100%
Green Valley Ranch	11,216	11,216	100%
Green Valley Ranch East	243	2,800	8.7%
GVR & C&H Colorado	-	1,430	0%
HighPoint at DIA	97	1,724	5.6%
HighPoint - The Grove	561	561	100%
Hilltop at DIA	-	595	0%
Incline 45	270	270	100%
Painted Prairie	585	3,400	17%
Peña Station North	442	2,250	20%
Singletree	323	323	100%
Skydance	-	1,631	0%
The Reserve	107	400	27%
Wildhorse Ridge	270	270	100%
Windler Homestead	-	5,472	0%
TOTAL	16,234	32,189	





Location

IN THE HEART OF NEW DEVELOPMENT

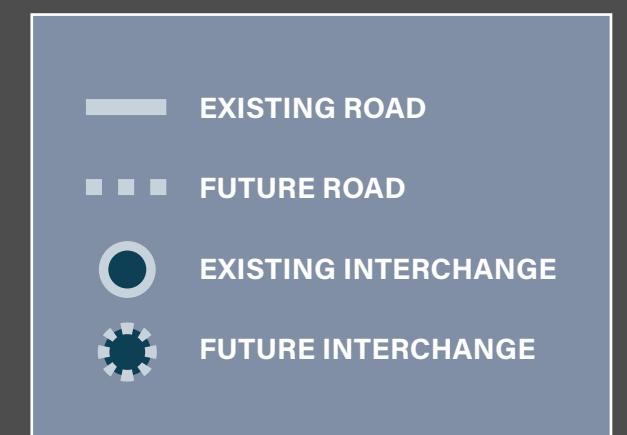
Everlea finds itself located right in the heart of the Denver's fastest growing residential & commercial market in metro Denver.

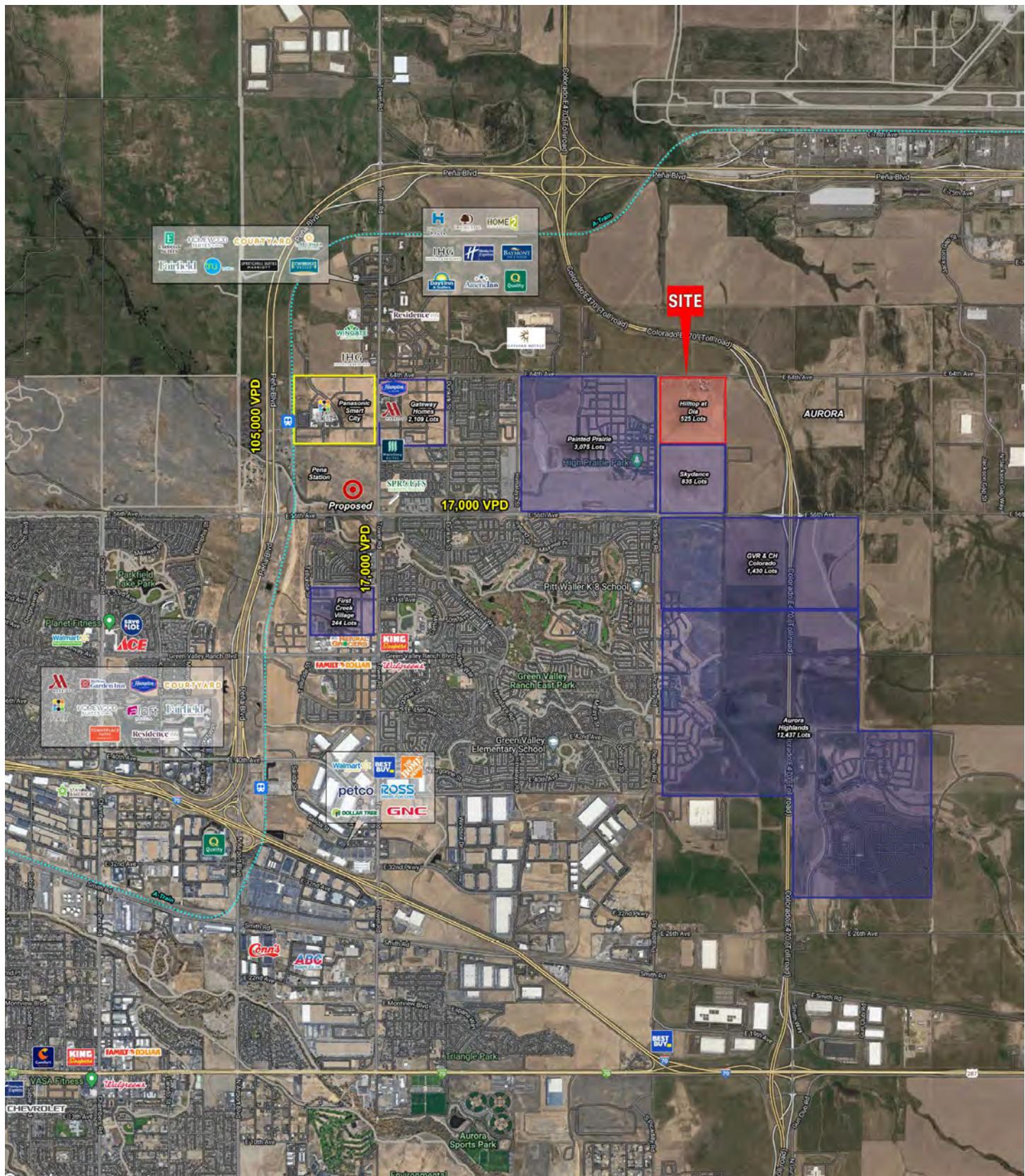
MULTIPLE POINTS OF ACCESS

Situated along E-470 with multiple points of access from the 56th Avenue interchange and the 64th Avenue interchange, Everlea offers direct access to move your trucks and people easily throughout the Denver Metro and beyond.

ECONOMIC INCENTIVES

- Federal Opportunity Zone
- Adams County Enterprise Zone
- Limon Foreign Trade Zone





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