

# 1 Acre Pad Site Available

DENVER CONNECTION | 45TH AVENUE & TOWER ROAD, DENVER, CO 80249

FOR SALE, BTS, OR GROUND LEASE



## PROPERTY HIGHLIGHTS

- Quick access to downtown Denver and DIA via I-70, E-470, and Peña Boulevard.
- Near Gaylord Rockies Resort, championship golf, and scenic trail systems.
- Expanding residential and retail development in a thriving master-planned community.
- Direct RTD rail to Union Station and DIA, plus major highway access.
- Close to DIA and major employers, supporting strong job and visitor growth.

## PROPERTY DETAILS

PRICING	Contact broker
PAD SIZE	1 Acre
TOPOGRAPHY	Flat
ZONING	Commercial
UTILITIES	Stubbed to site
ACCESS	Right in/Right out off 45th Ave

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DEMOGRAPHICS 2025	1 MILE	3 MILE	5 MILE
TOTAL POPULATION	18,935	92,113	171,937
AVG HH INCOME	\$118,969	\$120,462	\$107,107
BUSINESSES	293	1,411	4,306
DAYTIME POPULATION (EMPLOYEES)	4,148	23,856	72,812

All information contained herein is from sources deemed reliable, but no warranty or representation is made as to its accuracy. Interested parties should independently verify all information, including but not limited to property details, zoning, availability, and statements of income and expenses, and should consult with their own advisors.



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