

For Lease | Exciting New Mixed-Use Project

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



GATEWAY CROSSING | LANDING

JOIN THESE RETAILERS



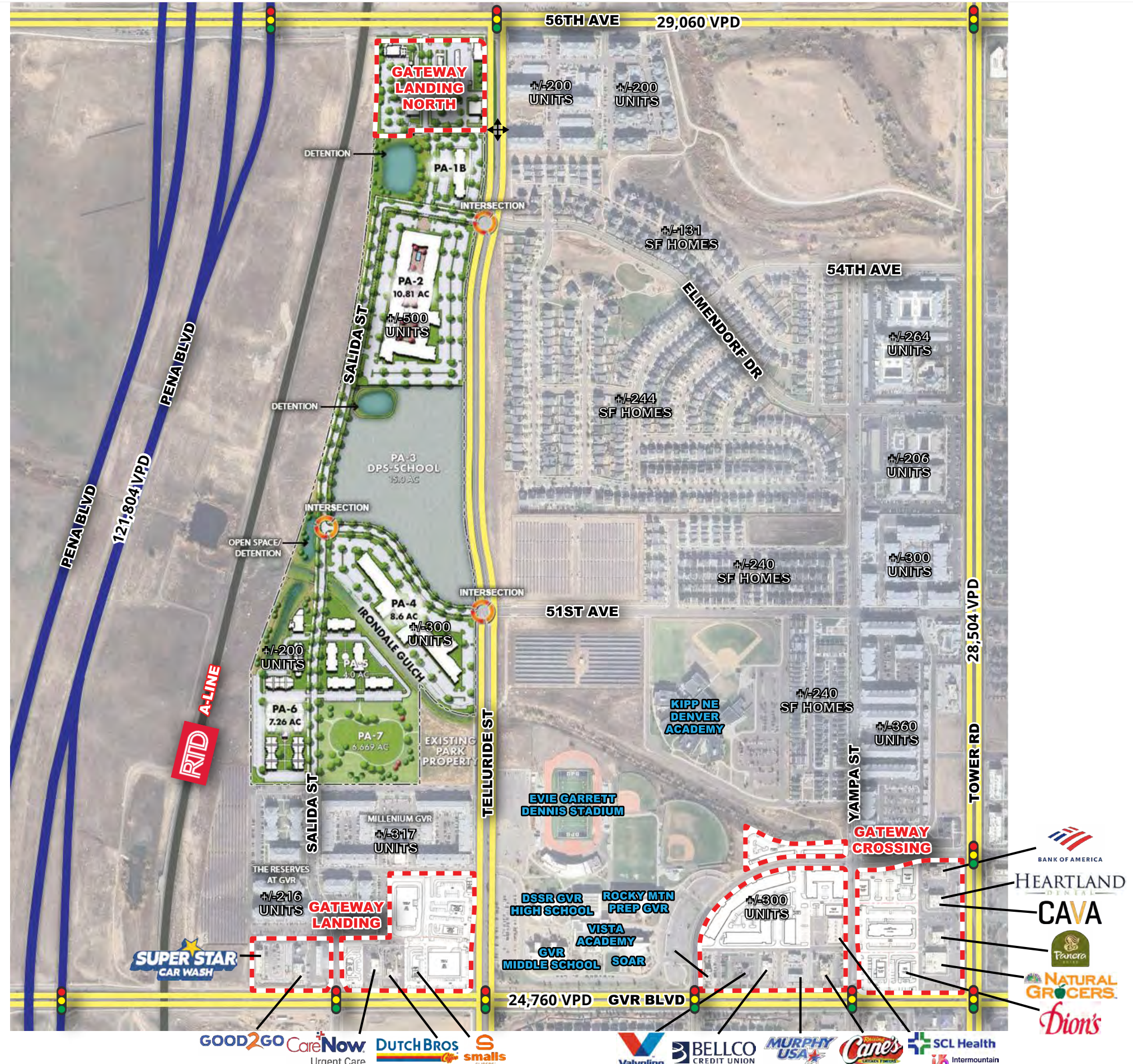
OVER 4,218 UNITS OF NEW RESIDENTIAL DEVELOPMENT PLANNED FOR THE GREEN VALLEY RANCH AREA OF DENVER

1,533+ UNITS west of Telluride St:

- +/- 1,000 Multi-Family
- +/- 389 Market-Rate Apartments
- +/- 144 Affordable Units

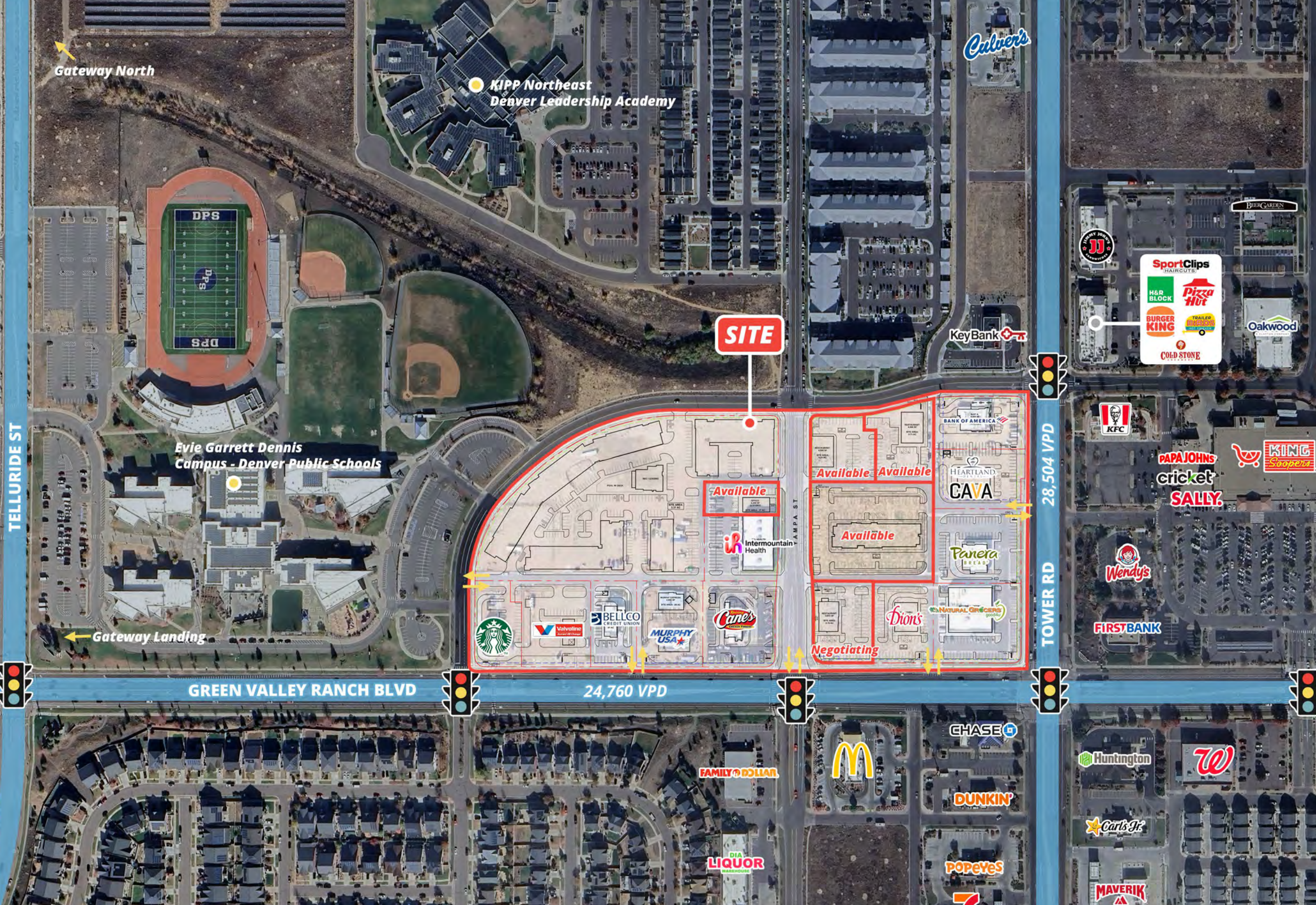
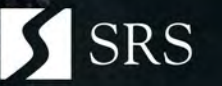
2,685+ UNITS east of Telluride St:

- +/- 855 Single Family Homes
- +/- 1830 Units



Gateway Crossing

Denver, CO



Gateway North

KIPP Northeast
Denver Leadership Academy



Evie Garrett Dennis
Campus - Denver Public Schools

SITE

Available

Available Available

Available

Negotiating

28,504 VPD

GREEN VALLEY RANCH BLVD

24,760 VPD

TOWER RD

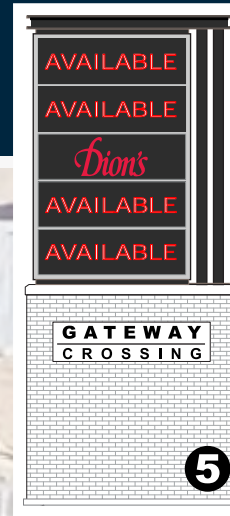
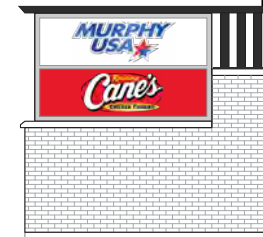
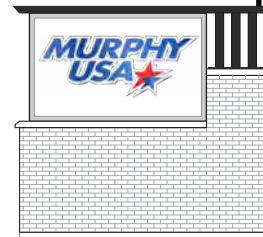
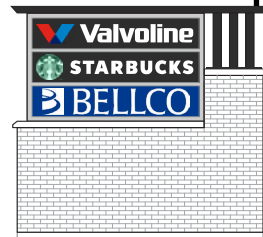
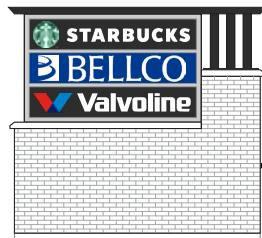
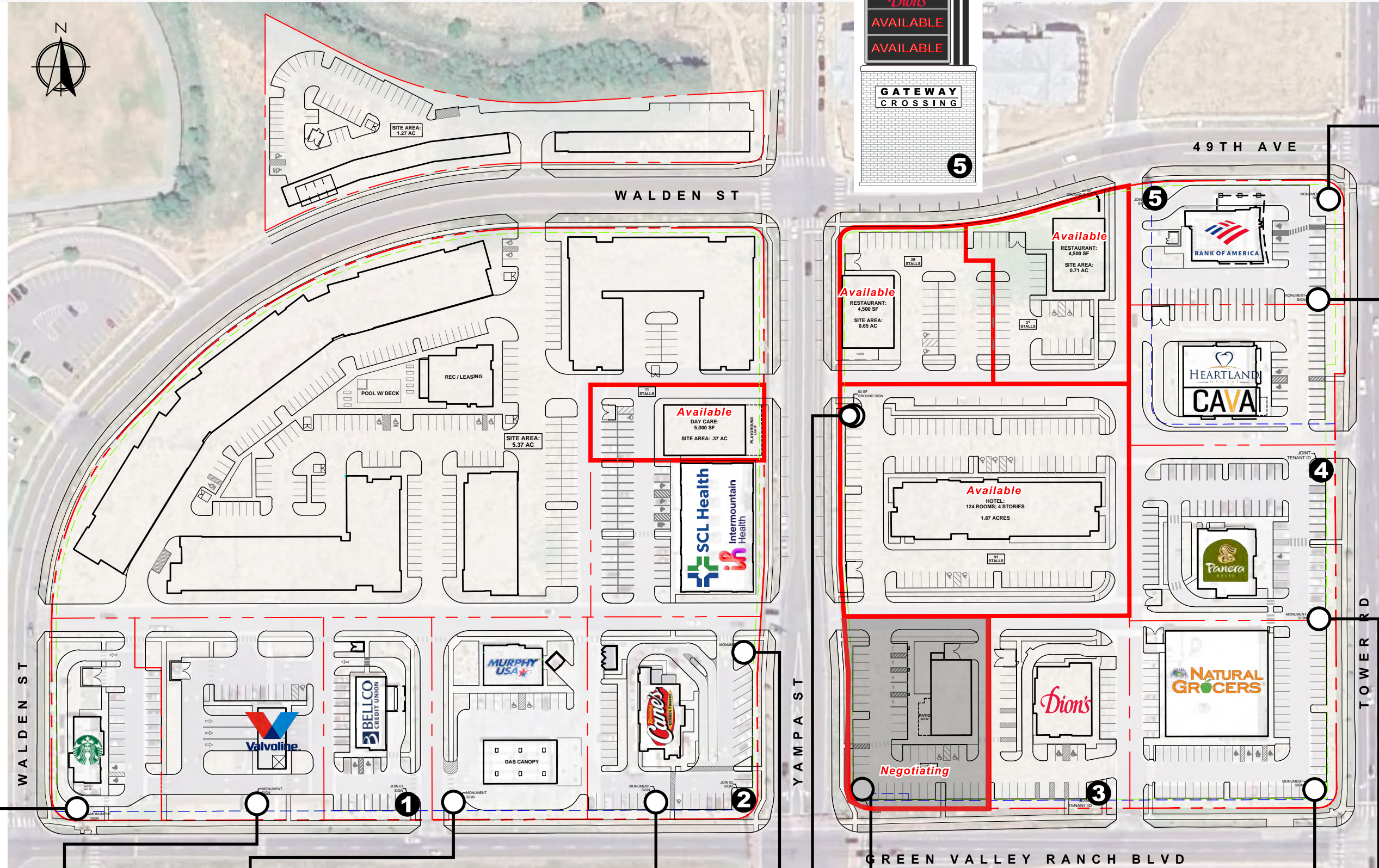
TELLURIDE ST

Gateway Landing

Gateway Crossing

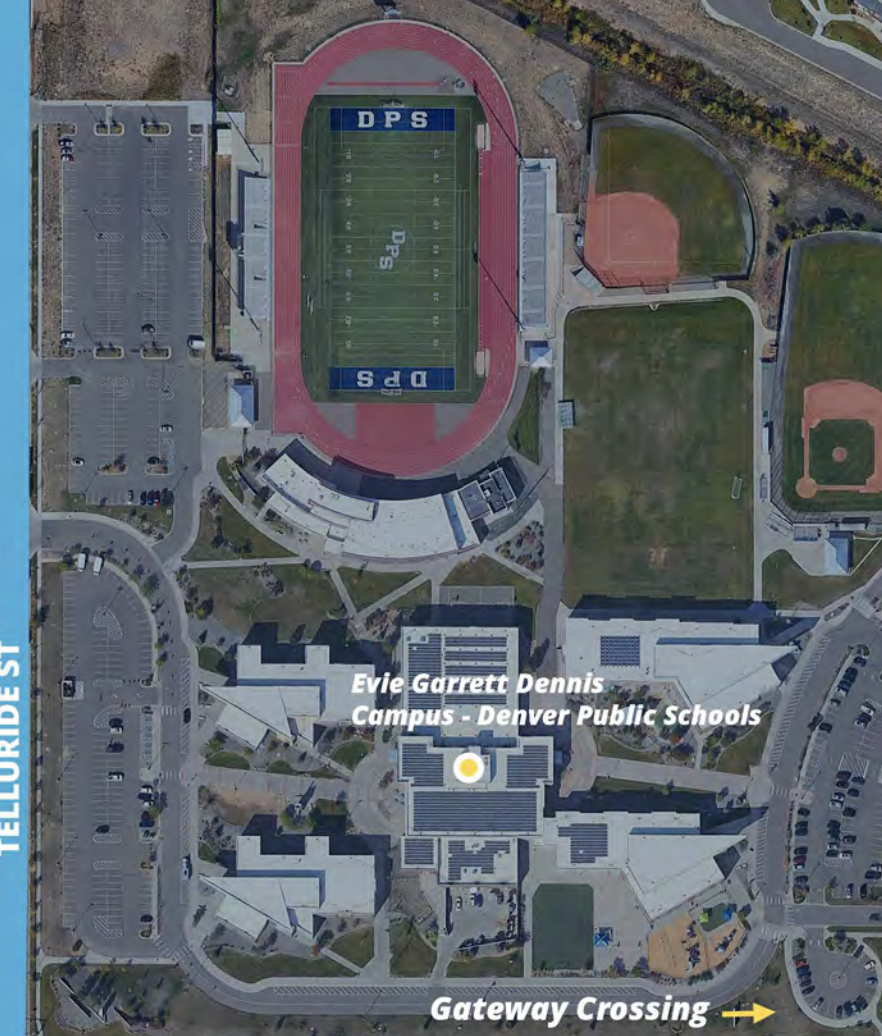
Site Plan & Signage

Green Valley Ranch Blvd & Tower Road





KIPP Northeast
Denver Leadership Academy



Evie Garrett Dennis
Campus - Denver Public Schools



KIPP Northeast
Denver Middle School

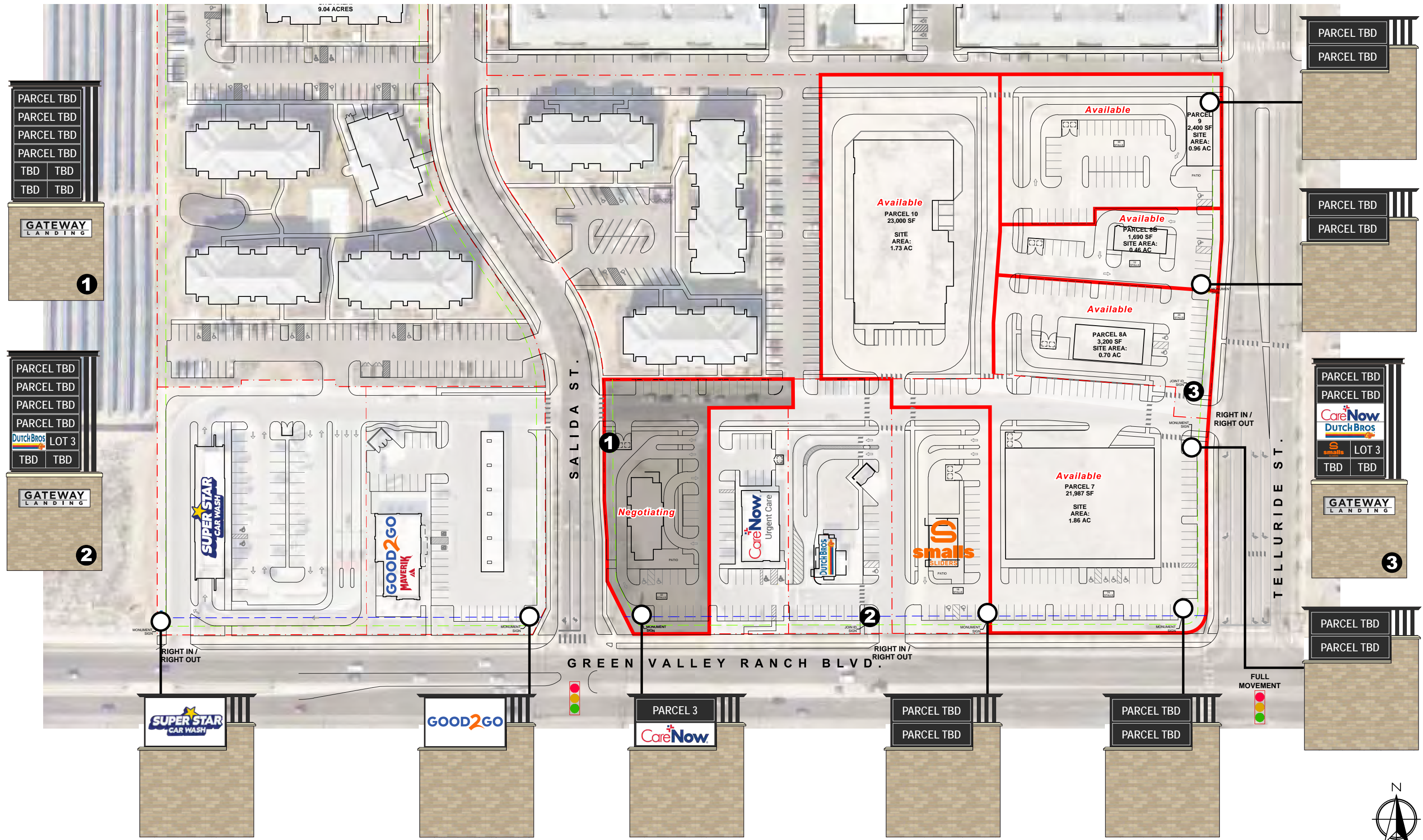


FAMILY DOLLAR

Gateway Landing

Site Plan & Signage

Green Valley Ranch Blvd & Tower Road



PARCEL TBD
PARCEL TBD
PARCEL TBD
PARCEL TBD
TBD TBD
TBD TBD

GATEWAY LANDING
1

PARCEL TBD
PARCEL TBD
PARCEL TBD
PARCEL TBD
DutchBros LOT 3
TBD TBD

GATEWAY LANDING
2

PARCEL TBD
PARCEL TBD

PARCEL TBD
PARCEL TBD

PARCEL TBD
PARCEL TBD
CareNow
DutchBros
smalls LOT 3
TBD TBD

GATEWAY LANDING
3

PARCEL TBD
PARCEL TBD

SALIDA ST.

TELLURIDE ST.

GREEN VALLEY RANCH BLVD.

RIGHT IN / RIGHT OUT

RIGHT IN / RIGHT OUT

RIGHT IN / RIGHT OUT

FULL MOVEMENT

PARCEL 3
CareNow

PARCEL TBD
PARCEL TBD

PARCEL TBD
PARCEL TBD

PARCEL TBD
PARCEL TBD



Denver International Airport
Over 30,000 Daily Employees

PEÑA BLVD



Rocky Mountain Arsenal
National Wildlife Refug

Pena Station
A Line
11 Minutes to DIA

Townsquare At
Gateway Village



Link 56



121,804 VPD



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

GAYLORD HOTELS
2,800 Employees
1500 Rooms
485,050 SF

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

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

Painted Prairie
3,067 Housing
Units Planned

First Creek
500 DU's



First Creek
Village
371 DU's



SITE

Chambers Place
Shopping Center



Oakwood Homes
2,800 Single Family

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

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



36

70

WHOLE FOODS
MARKET



66,338 VPD - DWIGHT D. EISENHOWER HWY

Chambers
Plaza



Chambers
Square



70

287

E COLFAX AVE

40

26,484 VPD



E 6TH AVE

30

Chambers
Centre



Buckley Space
Forge Base



Denver International Airport

- 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

Northeast Denver Stats

17 Square Miles

10.8% Total Denver Land Area

99,833 Residents

14% of Denver's Population

20,700 Jobs

35,480 Employed Residents

29,462 Households

9% of Denver's Households

Property Stats

44.34 Acres

Land Size

C-MU-30

Zoning

Flexible

Pad Sizes

Denver

City/County



GATEWAY LANDING | CROSSING

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