

4650 Tower Rd

FOR LEASE

4650 Tower Rd, Unit 1
Denver, CO 80249

Joe Awad, CCIM
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THE SPACE

Location	4650 Tower Rd, Unit 1 Denver, CO 80249
County	Denver
APN	222-00-089
Square Feet	1246
Annual Rent PSF	\$43.00
Lease Type	NNN

Notes NNN Expenses currently \$17.79 PSF



POPULATION

1.00 MILE	3.00 MILE	5.00 MILE
19,458	88,249	156,989

AVERAGE HOUSEHOLD INCOME

1.00 MILE	3.00 MILE	5.00 MILE
\$115,145	\$114,507	\$102,597

NUMBER OF HOUSEHOLDS

1.00 MILE	3.00 MILE	5.00 MILE
5,685	27,146	48,859

PROPERTY FEATURES

BUILDING SF	1,246
YEAR BUILT	1985
ZONING TYPE	B-3, Denver
PARKING RATIO	6.67/1,000 SF
OCCUPANCY	Vacant



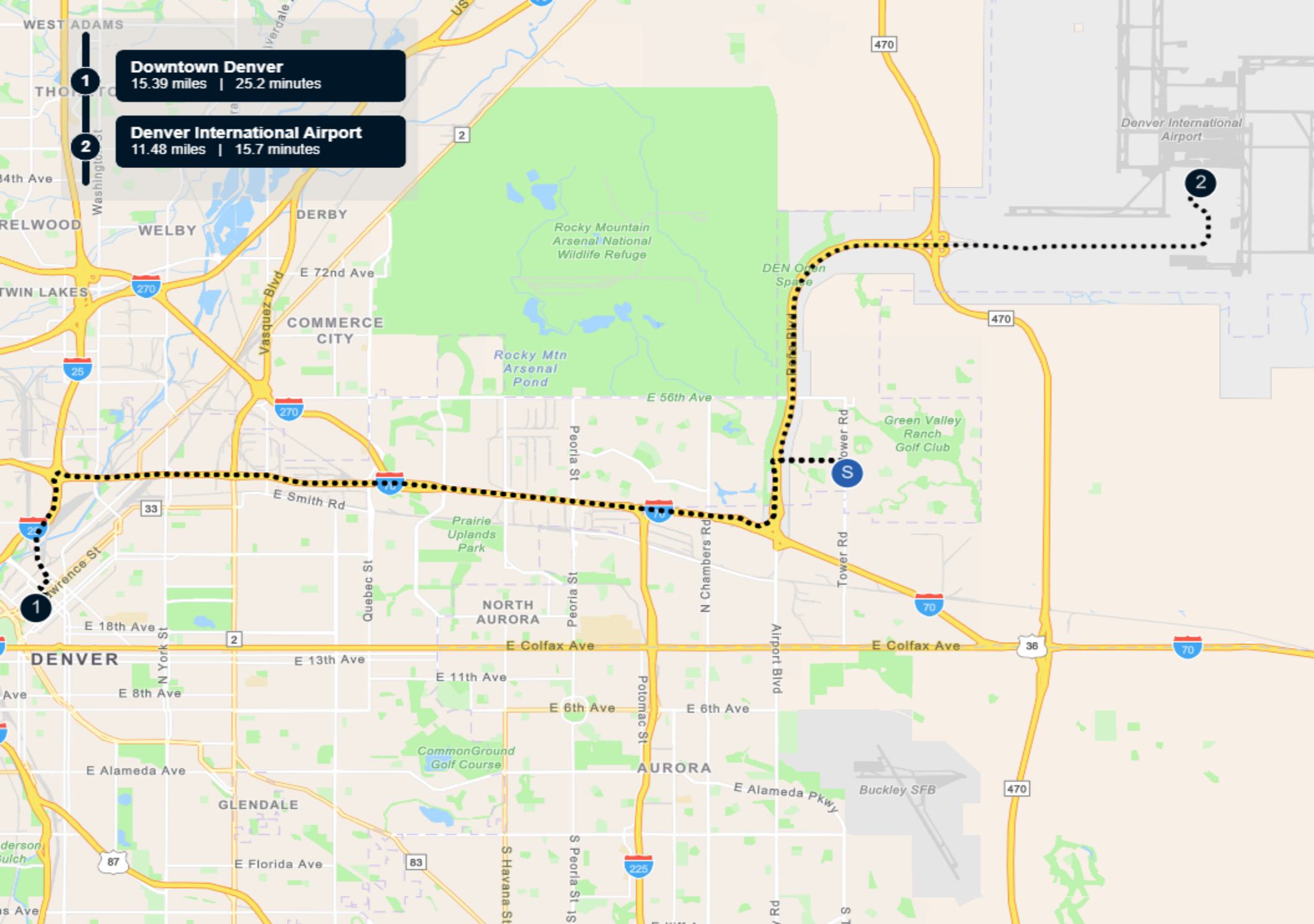
Prime Location in Northeast Denver

- 4650 Tower Rd is strategically located in the Gateway-Green Valley Ranch area, a rapidly growing submarket of Denver. This location benefits from its proximity to Denver International Airport (DIA), just a short drive away, making it an attractive site for businesses catering to both local residents and travelers. The area is well-connected via Peña Boulevard and I-70, offering excellent accessibility.

The neighborhood surrounding 4650 Tower Rd is seeing rapid development, with a mix of retail, hospitality, and residential projects reshaping the area. Popular businesses, including restaurants and service providers, help drive strong foot traffic. Green Valley Ranch, a thriving nearby community, continues to grow, increasing the demand for commercial spaces and amenities. With new developments and a rising population, this area is becoming a vibrant and sought-after destination for businesses looking to tap into a dynamic customer base.

- The property is situated in the Gateway Park neighborhood of Denver, CO, a vibrant commercial and residential area known for its mix of retail shops, restaurants, and office buildings.
- The location offers excellent visibility and accessibility, being close to major thoroughfares such as Peña Boulevard and Tower Road, which connect the area to Denver International Airport and other key parts of the city.
- Nearby amenities include popular dining options like The Great Greek Mediterranean Grill and Starbucks, providing convenience for employees and customers.
- The neighborhood is also home to various hotels, including the Hyatt House Denver Airport and Residence Inn by Marriott Denver Airport/Convention Center, making it a convenient location for business travelers and visitors.

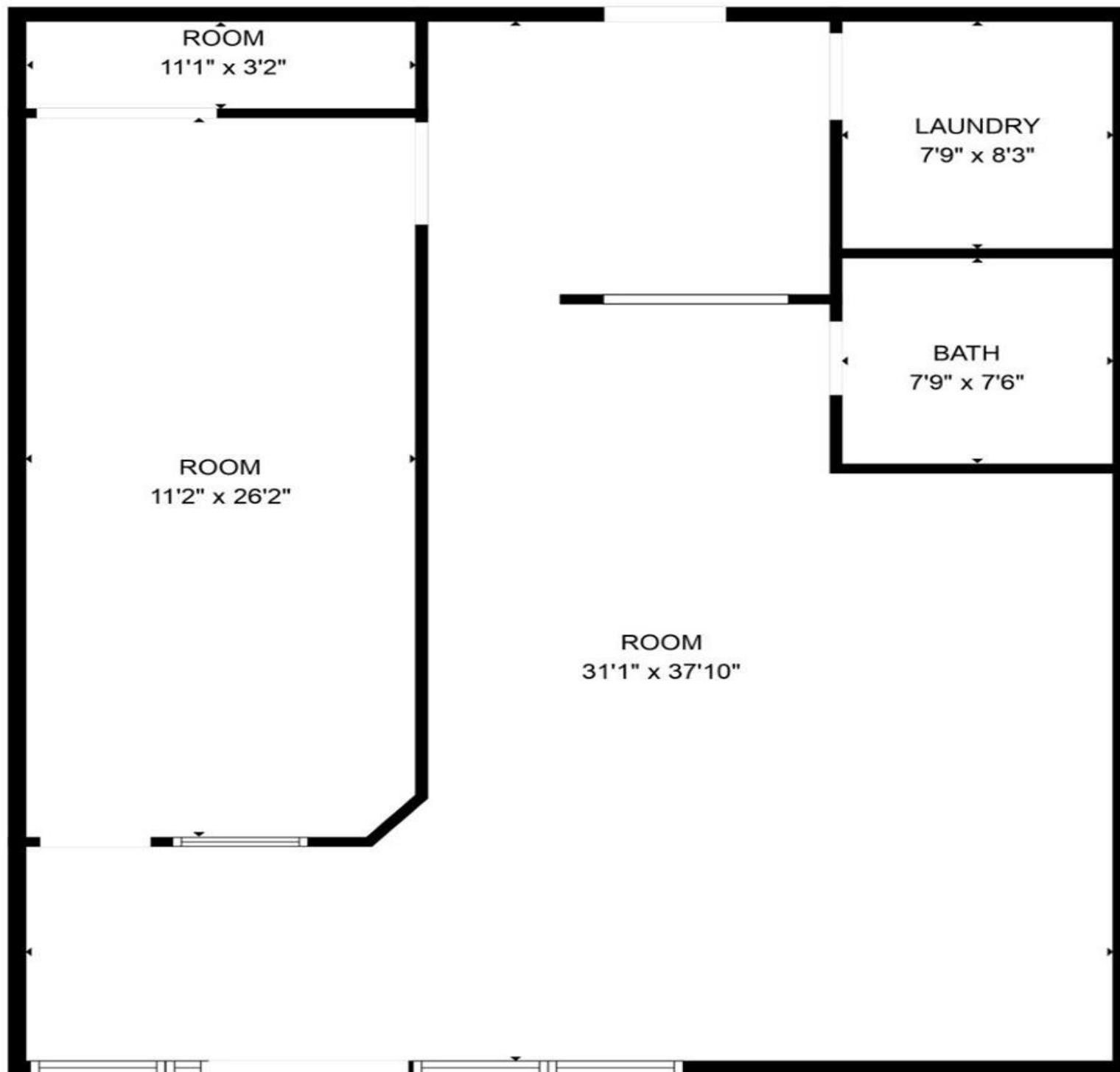
- With a mix of commercial and residential spaces, the area attracts a diverse crowd of consumers, creating potential opportunities for businesses to capture a broad customer base.



Downtown Denver
15.39 miles | 25.2 minutes

Denver International Airport
11.48 miles | 15.7 minutes



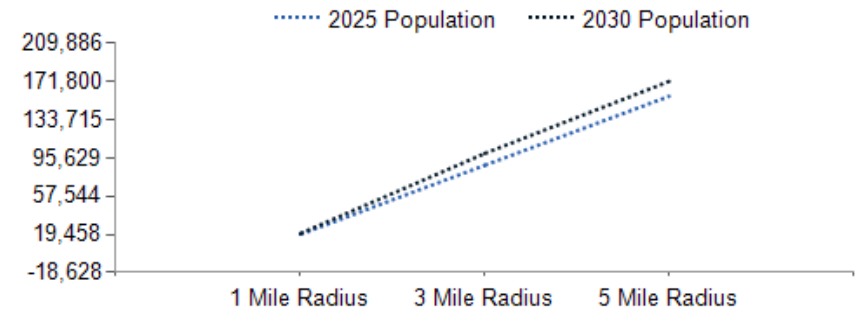




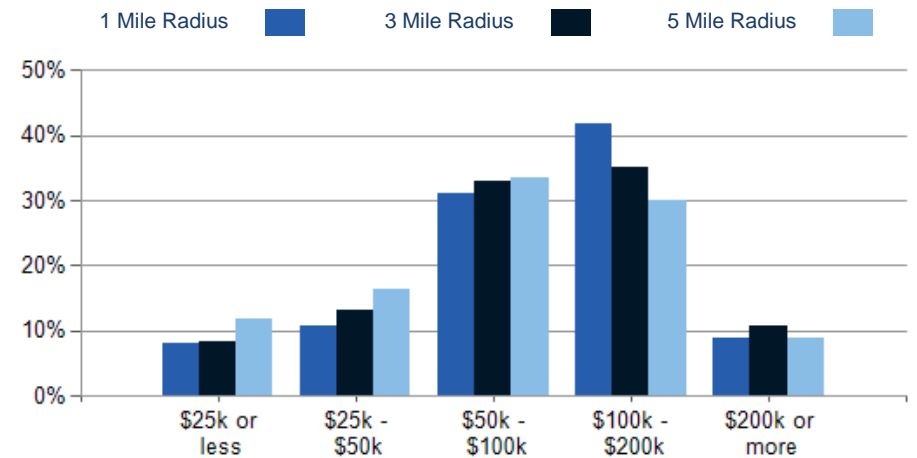
POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	4,427	29,182	84,005
2010 Population	9,198	54,501	112,843
2025 Population	19,458	88,249	156,989
2030 Population	20,390	100,029	171,800
2025-2030: Population: Growth Rate	4.70%	12.70%	9.10%

2025 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	272	1,064	2,899
\$15,000-\$24,999	182	1,163	2,791
\$25,000-\$34,999	104	1,158	2,822
\$35,000-\$49,999	496	2,385	5,122
\$50,000-\$74,999	717	4,078	8,420
\$75,000-\$99,999	1,048	4,869	7,867
\$100,000-\$149,999	1,598	6,510	10,100
\$150,000-\$199,999	770	3,025	4,588
\$200,000 or greater	498	2,895	4,250
Median HH Income	\$100,410	\$92,626	\$80,990
Average HH Income	\$115,145	\$114,507	\$102,597

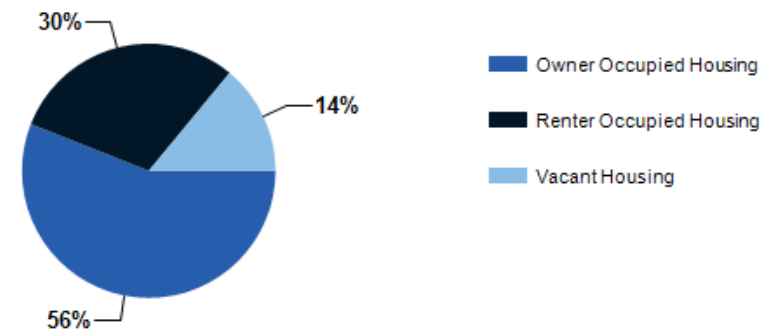
HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Housing	1,532	10,056	28,989
2010 Total Households	2,958	16,762	34,505
2025 Total Households	5,685	27,146	48,859
2030 Total Households	5,975	31,467	54,404
2025 Average Household Size	3.42	3.25	3.15
2025-2030: Households: Growth Rate	5.00%	15.00%	10.85%



2025 Household Income



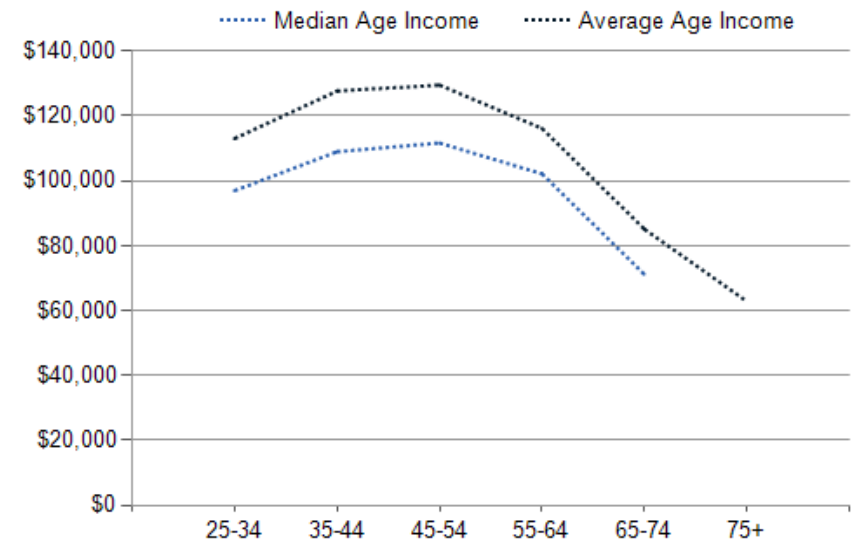
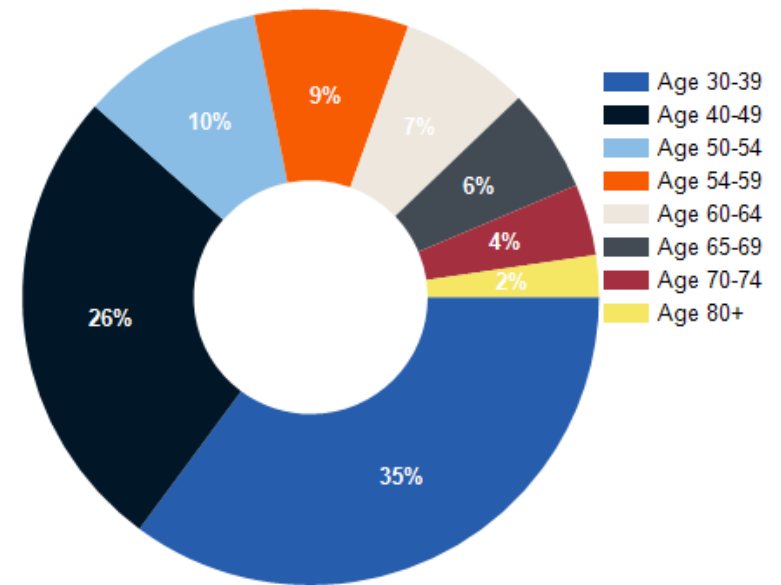
2025 Own vs. Rent - 1 Mile Radius



Source: esri

2025 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2025 Population Age 30-34	1,884	7,904	13,866
2025 Population Age 35-39	1,712	6,949	12,174
2025 Population Age 40-44	1,503	6,541	11,535
2025 Population Age 45-49	1,201	5,698	9,843
2025 Population Age 50-54	1,055	5,287	9,105
2025 Population Age 55-59	886	4,199	7,451
2025 Population Age 60-64	751	3,670	6,671
2025 Population Age 65-69	595	2,975	5,320
2025 Population Age 70-74	411	2,046	3,752
2025 Population Age 75-79	240	1,261	2,497
2025 Population Age 80-84	112	586	1,368
2025 Population Age 85+	90	484	1,254
2025 Population Age 18+	14,003	64,725	116,226
2025 Median Age	32	32	32
2030 Median Age	33	34	34

2025 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$96,964	\$90,394	\$79,313
Average Household Income 25-34	\$113,045	\$112,816	\$99,549
Median Household Income 35-44	\$108,992	\$107,787	\$97,182
Average Household Income 35-44	\$127,708	\$133,948	\$120,909
Median Household Income 45-54	\$111,668	\$104,648	\$95,396
Average Household Income 45-54	\$129,541	\$124,643	\$114,844
Median Household Income 55-64	\$102,166	\$95,913	\$83,686
Average Household Income 55-64	\$116,163	\$114,363	\$104,529
Median Household Income 65-74	\$71,120	\$65,536	\$58,934
Average Household Income 65-74	\$85,084	\$91,504	\$83,989
Average Household Income 75+	\$62,798	\$67,876	\$63,727





Joe Awad, CCIM
Principal | Sr. Advisor

Joe has been a Real Estate Broker and Investor for over 20 years and a CCIM for over 10 years working in the Denver Metro market, specializing in Retail, Industrial, Office, Specific use and Multi-Family investments representing Buyers, Sellers, Landlords and Tenants. He has spent most of his career under the RE/MAX Commercial brand where he had also co-founded and co-owned his franchise unit and later sold his part to focus on other career opportunities.

He is constantly working on complex transactions where he utilizes his skills, experience, in-depth market knowledge, and expertise to maneuver obstacles and deliver best satisfying results to his clients. He is always consulting with his clients on property and investment valuations, user decisions, acquisitions, dispositions, market and financial feasibility to achieve best contract terms using interest-based negotiations and best yields using various financial analysis techniques.

Joe has a “Client First” philosophy where he strongly believes in transparent client communication and he is continuously enhancing his skills and knowledge to stay ahead of the curve to add more value to his clients.

He is Humble and privileged to have learned from the best in the industry throughout his career and most notably being a CCIM Designee.

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