



SullivanHayes
BROKERAGE

4.08 ACRES NEAR DIA
FLEXIBLE PAD SIZES FOR LEASE



Green Valley Ranch Boulevard & Peña Boulevard

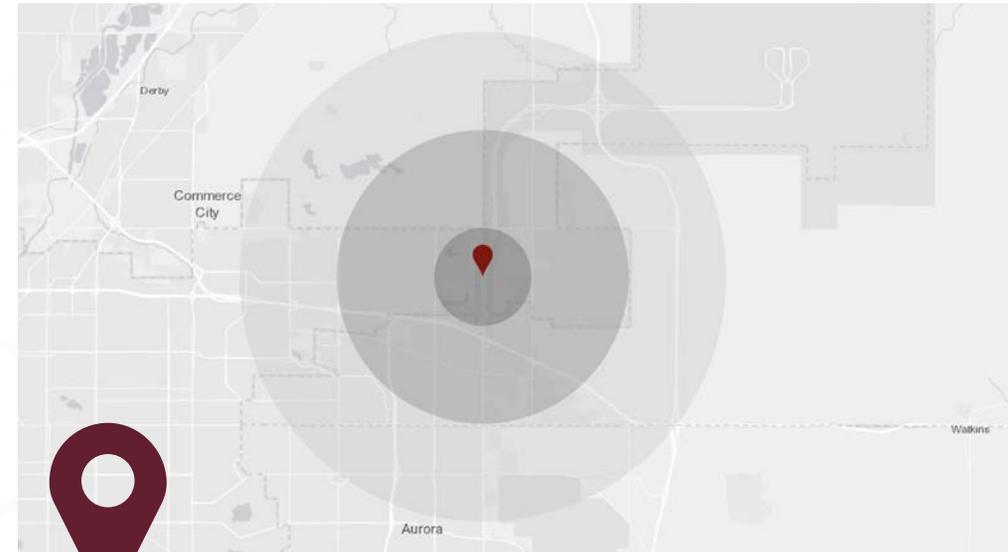
DENVER, CO 80249

COURTNEY KEY
720.382.7514
ckey@sullivanhayes.com



LOCAL DEVELOPMENT & DEMOGRAPHICS

Green Valley Ranch Blvd & Peña Blvd



GREEN VALLEY RANCH BLVD & PEÑA BLVD DENVER CO 80249

DEMOGRAPHICS

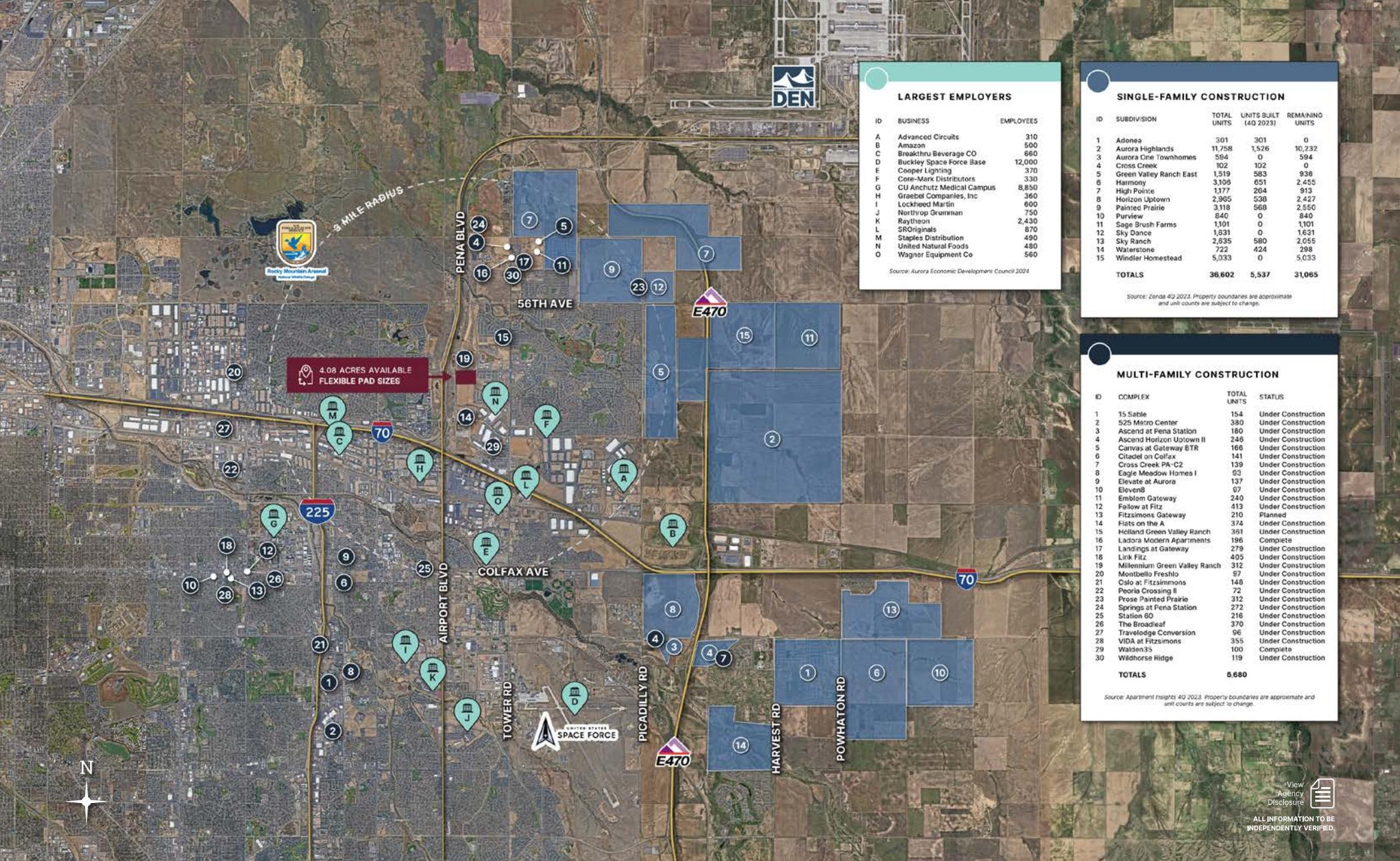
 TOTAL POPULATION	1M	15,200
	3M	103,171
	5M	184,615
 AVERAGE ANNUAL INCOME	1M	\$100,113
	3M	\$99,248
	5M	\$97,790
 DAYTIME POPULATION	1M	3,296
	3M	28,591
	5M	84,353

TRAFFIC COUNTS

	GVR BLVD EAST OF GVR BLVD 19,124 ADT (ESRI 2021)
	GVR BLVD WEST OF GVR BLVD 16,207 ADT (ESRI 2021)
	PEÑA BLVD NORTH OF GVR BLVD 96,168 ADT (ESRI 2021)
	PEÑA BLVD SOUTH OF GVR BLVD 115,167 ADT (ESRI 2021)

SOURCE: ESRI 2024





LARGEST EMPLOYERS

ID	BUSINESS	EMPLOYEES
A	Advanced Circuits	310
B	Amazon	500
C	Breakthru Beverage CO	660
D	Buckley Space Force Base	12,000
E	Cooper Lighting	370
F	Core-Mark Distributors	330
G	CU Anschutz Medical Campus	8,850
H	Graebel Companies, Inc	360
I	Lockheed Martin	600
J	Northrop Grumman	750
K	Raytheon	2,430
L	SROriginals	870
M	Staples Distribution	490
N	United Natural Foods	480
O	Wagner Equipment Co	560

Source: Aurora Economic Development Council 2024

SINGLE-FAMILY CONSTRUCTION

ID	SUBDIVISION	TOTAL UNITS	UNITS BUILT (4Q 2023)	REMAINING UNITS
1	Adonea	301	301	0
2	Aurora Highlands	11,758	1,526	10,232
3	Aurora One Townhomes	584	0	584
4	Cross Creek	102	102	0
5	Green Valley Ranch East	1,519	583	936
6	Harmony	3,109	651	2,455
7	High Pointe	1,177	204	913
8	Horizon Uptown	2,965	538	2,427
9	Painted Prairie	3,118	568	2,550
10	Purview	840	0	840
11	Sage Brush Farms	1,101	0	1,101
12	Sky Dance	1,631	0	1,631
13	Sky Ranch	2,635	580	2,055
14	Waterstone	722	424	298
15	Windler Homestead	5,033	0	5,033
TOTALS		36,602	5,537	31,065

Source: Zonda 4Q 2023. Property boundaries are approximate and unit counts are subject to change.

MULTI-FAMILY CONSTRUCTION

ID	COMPLEX	TOTAL UNITS	STATUS
1	15 Sable	154	Under Construction
2	525 Metro Center	380	Under Construction
3	Ascend at Pena Station	180	Under Construction
4	Ascend Horizon Uptown II	246	Under Construction
5	Carvas at Gateway BTR	166	Under Construction
6	Citadel on Colfax	141	Under Construction
7	Cross Creek PA-C2	139	Under Construction
8	Eagle Meadow Homes I	93	Under Construction
9	Elevate at Aurora	137	Under Construction
10	Elevate 8	67	Under Construction
11	Emblem Gateway	240	Under Construction
12	Fellow at Fitz	413	Under Construction
13	Fitzsimons Gateway	210	Planned
14	Flats on the A	374	Under Construction
15	Holland Green Valley Ranch	361	Under Construction
16	Ladora Modern Apartments	196	Complete
17	Landings at Gateway	279	Under Construction
18	Link Fitz	405	Under Construction
19	Millennium Green Valley Ranch	312	Under Construction
20	Montebello Freshie	57	Under Construction
21	Calo at Fitzsimons	148	Under Construction
22	Peoria Crossing II	72	Under Construction
23	Prose Painted Prairie	312	Under Construction
24	Springs at Pena Station	272	Under Construction
25	Station 60	216	Under Construction
26	The Broadleaf	370	Under Construction
27	Travelodge Conversion	96	Under Construction
28	VIDA at Fitzsimons	355	Under Construction
29	Walden35	100	Complete
30	Wildhorse Ridge	119	Under Construction
TOTALS		6,680	

Source: Apartment Insights 4Q 2023. Property boundaries are approximate and unit counts are subject to change.



SullivanHayes Brokerage
 5570 DTC Parkway, Suite 100, Greenwood Village, CO 80111
 303.534.0900 | www.sullivanhayes.com

COURTNEY KEY
 720.382.7514
 ckey@sullivanhayes.com

View Agency Disclosure
 ALL INFORMATION TO BE INDEPENDENTLY VERIFIED.