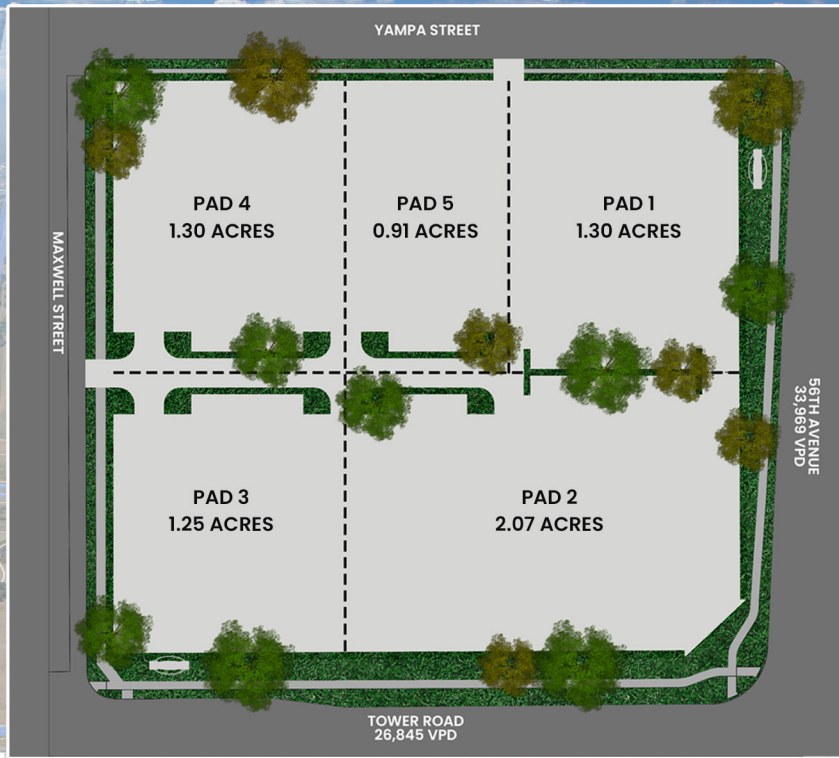


RETAIL PADS FOR SALE/LEASE

56th & Tower Rd, Denver, CO 80249



PROPERTY HIGHLIGHTS



SUBMARKET
Green Valley Ranch



VEHICLE PER DAY (VPD)
Over 60,000



ZONING
C-MU-10

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RETAIL PADS FOR SALE/LEASE

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Conceptual lots may be reconfigured

AVAILABLE PADS

PAD 1 - GROUND LEASE

Pad Size: 1.3 Acres | 56,628 SF

PAD 2 - GROUND LEASE

Pad Size: 2.07 Acres | 90,169 SF

PAD 3 - GROUND LEASE

Pad Size: 1.2 Acres | 54,450 SF

PAD 4 - SALE OR GROUND LEASE

Pad Size: 1.3 Acres | 56,628 SF

PAD 5 - SALE OR GROUND LEASE

Pad Size: 0.91 Acres | 39,640 SF



AREA HIGHLIGHTS

RETAIL PADS FOR SALE/LEASE

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Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Henry Group LLC d/b/a, Henry Group Real Estate in compliance with all applicable fair housing and equal opportunity laws.

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