

NEW DEVELOPMENT OPPORTUNITY

Offered By:

COMMERCE CITY URBAN RENEWAL AUTHORITY

MILEHIGH
Greyhound Park



A unique, high quality, mixed-use environment in
COMMERCE CITY, COLORADO



HISTORY

The Former Mile High Greyhound Park site is currently being redeveloped into a vibrant, mixed-use area in the heart of Commerce City. The Commerce City Urban Renewal Authority purchased the property in August of 2011, with the intent to redevelop the empty and blighted 65 acre site into an economic engine for a new generation. Demolition of the existing structures was completed in 2013 to prepare the property for re-development. The CCURA and city council adopted an updated Master Developer Agreement for the site in July 2019, and the project broke ground in October 2020. Delwest Development Corp. closed on nearly 40 acres of the 65-acre site in 2020 and to date has developed 30 single family homes, 40 duplexes, 68 townhomes, 223 workforce housing multi-family units and will soon break ground on 270 luxury apartments.

Located just 15 minutes from downtown Denver and capitalizing on the views to the west, ample open space, and variety of uses and users, the west parcels of Mile High Greyhound Park will not only be a walkable complement to the new residential neighborhood, but a unique destination for the entire community of Commerce City.

VISION

The vision for the remaining parcels (Tract A = 4.37 Acres & Tract B = 5.13 Acres) of Mile High Greyhound Park (MHGP) is to create a unique, high quality, mixed-use environment in Commerce City. The west side of MHGP will create an activity node by serving not only the surrounding neighborhoods, but also creating a higher-density mixed-use new regional center and community destination for Commerce City. The district will include a distinct combination of employment, education, retail, civic amenities, and open space.

The vision for the west side evolved from the overall vision for the Mile High Greyhound Site rooted in Commerce City's Comprehensive Plan. The west side will contain a unique combination of institutional, hotel, commercial, retail, and civic uses that are designed to function in an integrated way. The vision also completes a robust open space system that connects the multifamily green space to both trails and a civic plaza, creating a unified network and sense of place in the heart of the development.

PROJECT OVERVIEW

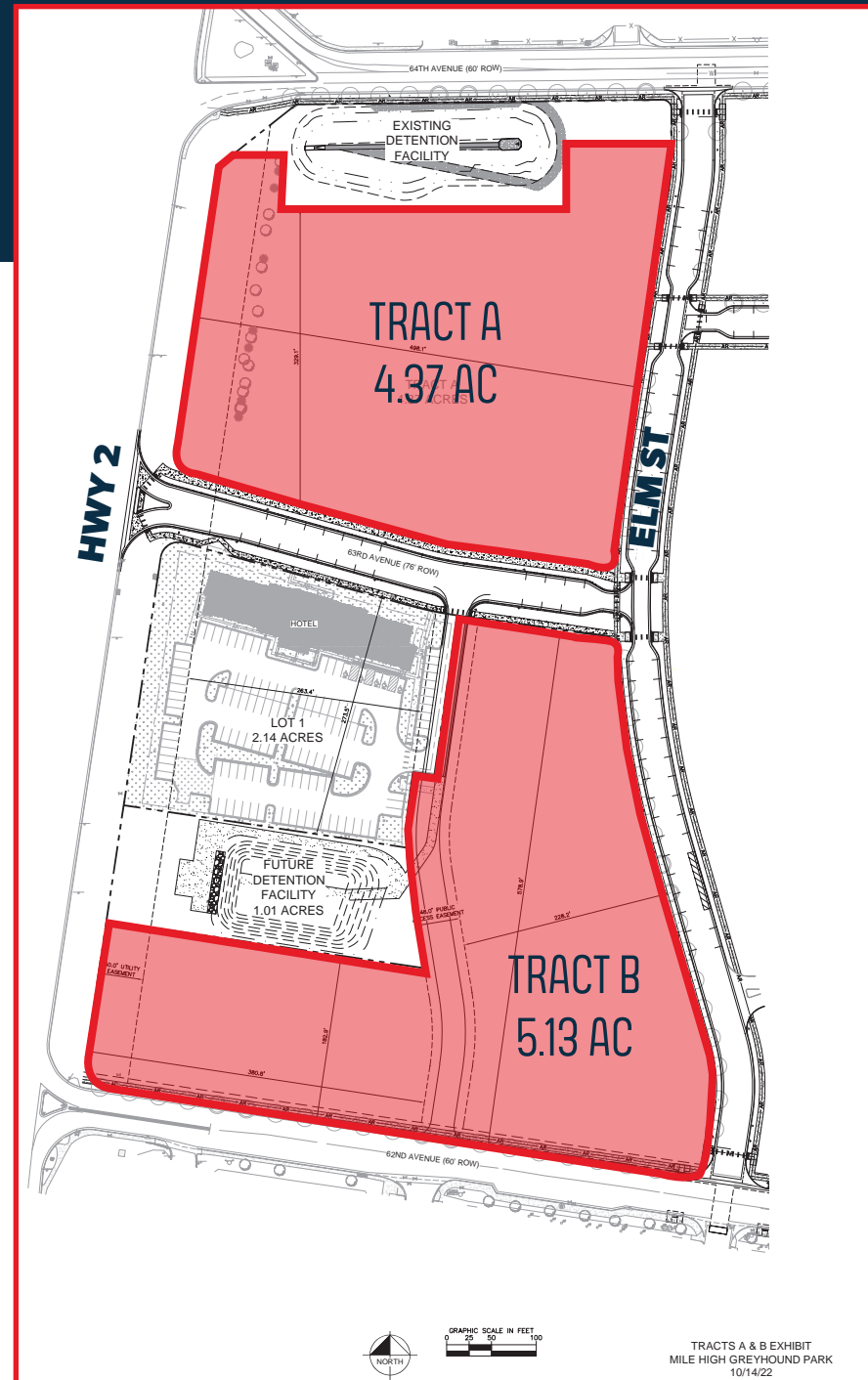
SITE SUMMARY

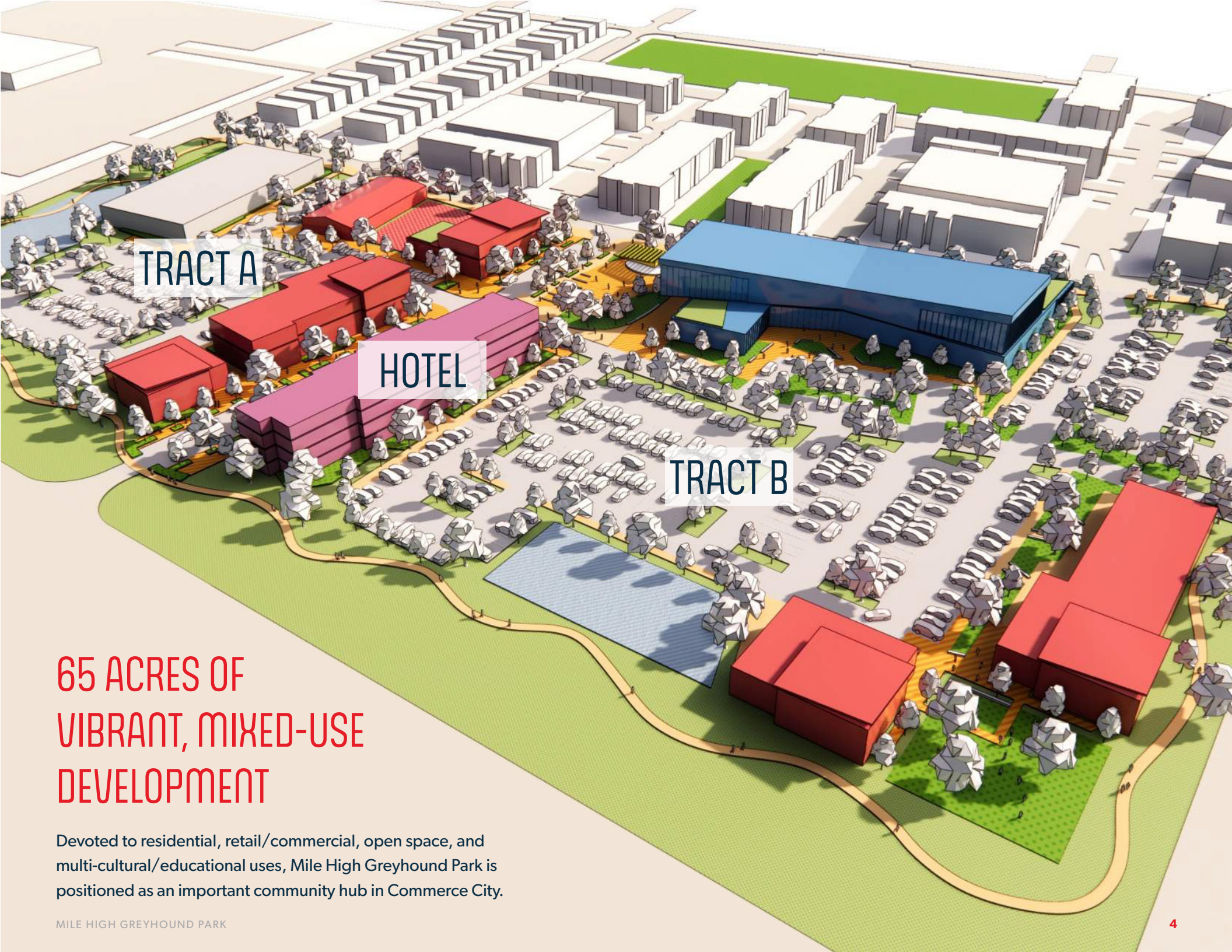
LOT 1: HOTEL (DEAL PENDING)

TRACT A: 4.37 ACRES

TRACT B: 5.13 ACRES

- Zoning PUD
- Parcels will be Delivered in Rough Graded Condition
- Detention to be Constructed by URA
- Utilities Located in Adjacent Right of Way
- Urban Renewal Incentives May Be Available
- Urban Renewal, Economic Development, Reduced Permit Fees, and Expedited Development Review opportunities are available for preferred commercial projects





TRACT A

HOTEL

TRACT B

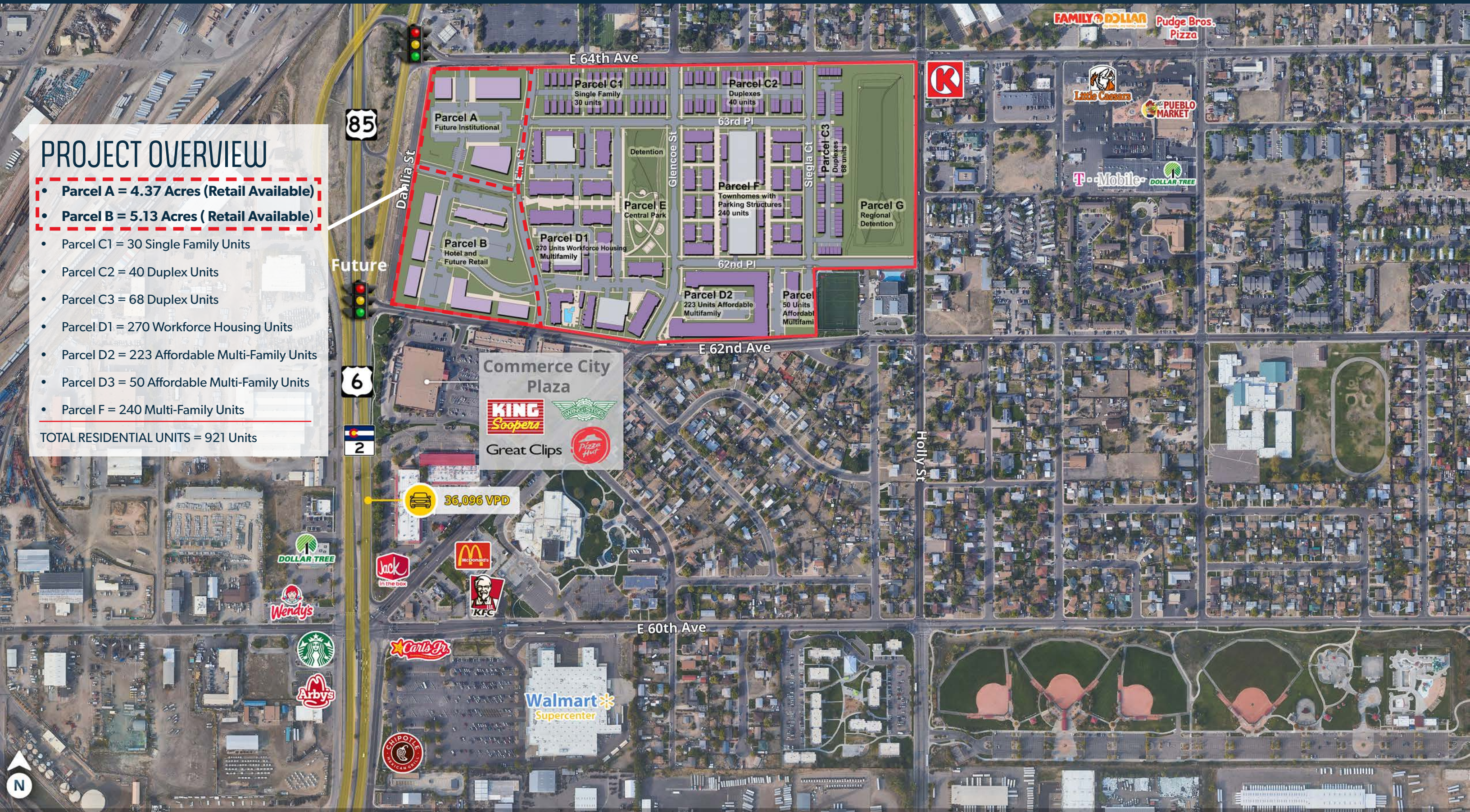
65 ACRES OF VIBRANT, MIXED-USE DEVELOPMENT

Devoted to residential, retail/commercial, open space, and multi-cultural/educational uses, Mile High Greyhound Park is positioned as an important community hub in Commerce City.

PROJECT OVERVIEW

- Parcel A = 4.37 Acres (Retail Available)
- Parcel B = 5.13 Acres (Retail Available)
- Parcel C1 = 30 Single Family Units
- Parcel C2 = 40 Duplex Units
- Parcel C3 = 68 Duplex Units
- Parcel D1 = 270 Workforce Housing Units
- Parcel D2 = 223 Affordable Multi-Family Units
- Parcel D3 = 50 Affordable Multi-Family Units
- Parcel F = 240 Multi-Family Units

TOTAL RESIDENTIAL UNITS = 921 Units



85
6
25
Future

Commerce City Plaza
KING Soopers
WINGSTOP
Great Clips
Pizza Hut

36,096 VPD

DOLLAR TREE
Wendy's

Jack In the box
McDonald's
KFC

Carl's Jr.

Walmart Supercenter

CHIPOTLE MEXICAN BOWL

K

FAMILY DOLLAR
Pudge Bros. Pizza

Little Caesars

PUEBLO MARKET

T-Mobile
DOLLAR TREE

Holly St

E 60th Ave

E 64th Ave

E 62nd Ave

63rd Pl

62nd Pl

Glencoe St

Sieglia Ct

Dalia St

Parcel A
Future Institutional

Parcel C1
Single Family
30 units

Parcel C2
Duplexes
40 units

Parcel C3
Duplexes
68 units

Parcel B
Hotel and
Future Retail

Parcel D1
270 Units Workforce Housing
Multifamily

Parcel E
Central Park

Parcel F
Townhomes with
Parking Structures
240 units

Parcel G
Regional
Detention

Parcel D2
223 Units Affordable
Multifamily

Parcel D3
50 Units Affordable
Multifamily

Detention

SITE PLAN





TRACT A

TRACT B

60,000 SF

24,000 SF

122 KEYS

53,000 SF

Multi-Use Institutional

Potential Conference Center

Hotel

Office / Retail / Entertainment

DEMOGRAPHICS



Population

	1 Mile	3 Miles	5 Miles
2022 Estimated Population	12,238	53,864	231,050
2027 Projected Population	12,172	54,782	239,697
Projected Annual Growth 2022 to 2027	-0.11%	0.34%	0.74%

Daytime Population

	1 Mile	3 Miles	5 Miles
2022 Daytime Population	13,990	81,881	265,390
Workers	7,031	53,162	151,744
Residents	6,959	28,719	113,646

Income

	1 Mile	3 Miles	5 Miles
2022 Est. Average Household Income	\$70,532	\$104,235	\$113,945
2022 Est. Median Household Income	\$54,592	\$70,947	\$79,388

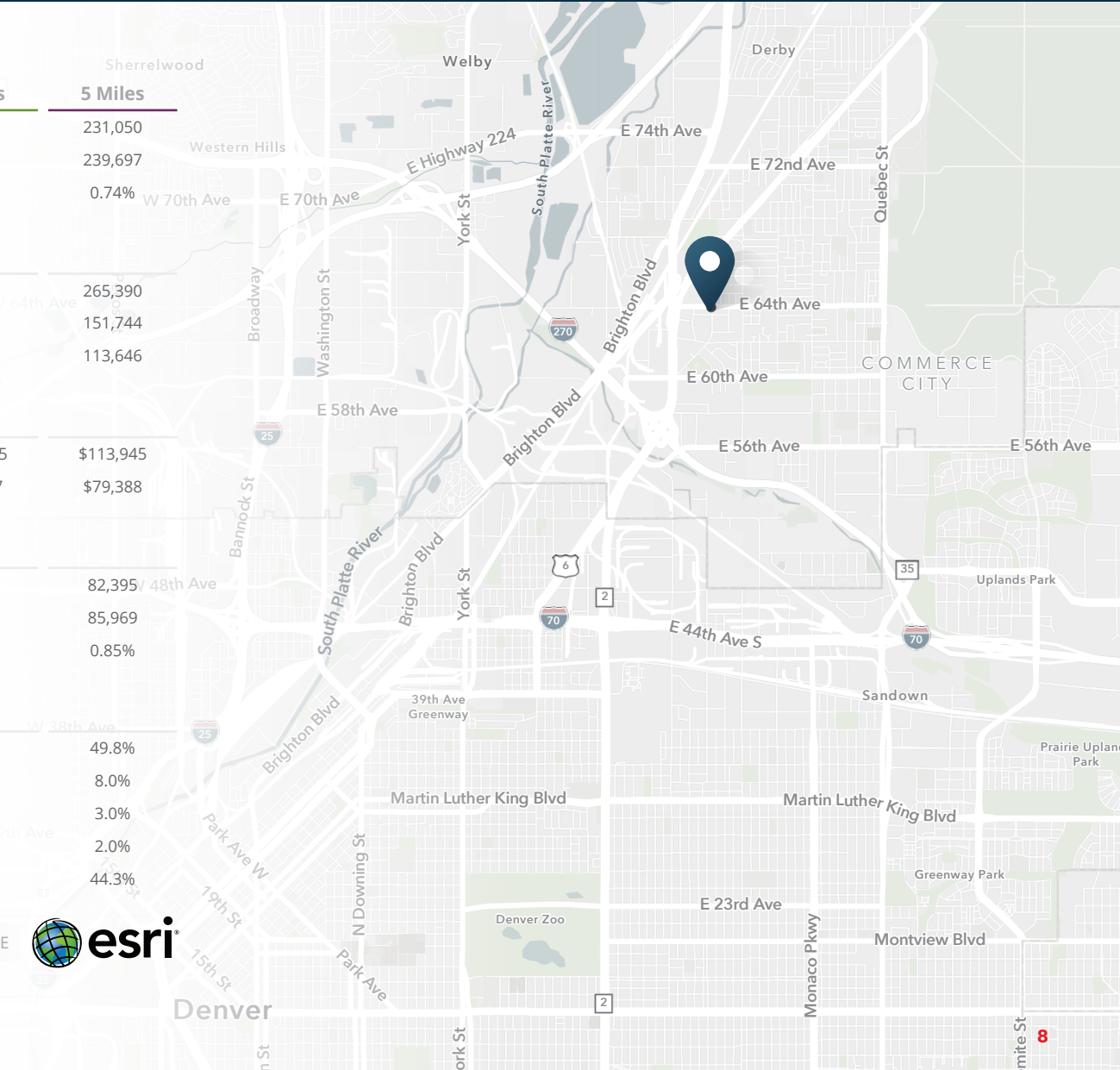
Households & Growth

	1 Mile	3 Miles	5 Miles
2022 Estimated Households	3,863	17,215	82,395
2022 Projected Households	3,841	17,497	85,969
Projected Annual Growth 2027 to 2022	-0.11%	0.33%	0.85%

Race & Ethnicity

	1 Mile	3 Miles	5 Miles
2022 Est. White	36.7%	44.1%	49.8%
2022 Est. Black or African American	3.0%	4.6%	8.0%
2022 Est. Asian or Pacific Islander	0.6%	2.4%	3.0%
2022 Est. American Indian or Native Alaskan	2.4%	2.4%	2.0%
2022 Est. Hispanic	72.3%	57.6%	44.3%

SOURCE





MILE HIGH

Greyhound Park

FOR ADDITIONAL INFORMATION,
PLEASE CONTACT:

TONY PIERANGELI

Managing Principal
SRS Real Estate Partners
303.390.5257
tony.pierangeli@srsre.com

ERIK CHRISTOPHER

Managing Principal
SRS Real Estate Partners
303.390.5252
erik.christopher@srsre.com



SRS Real Estate Partners
1875 Lawrence Street, Suite 850 | Denver, CO 80202
[SRSRE.COM/Denver](https://www.srsre.com/Denver)