

Green Valley Ranch Boulevard & Telluride Street DENVER CO | 80249

4.12 ACRES
FOR LEASE OR SALE



Property Details

- Prime corner location at Green Valley Ranch Blvd & Telluride St
- Convenient access to Pena Blvd and DIA
- Located within the fast-growing Green Valley Ranch community
- Surrounded by national retailers, schools and new housing developments



Sullivan Hayes
BROKERAGE

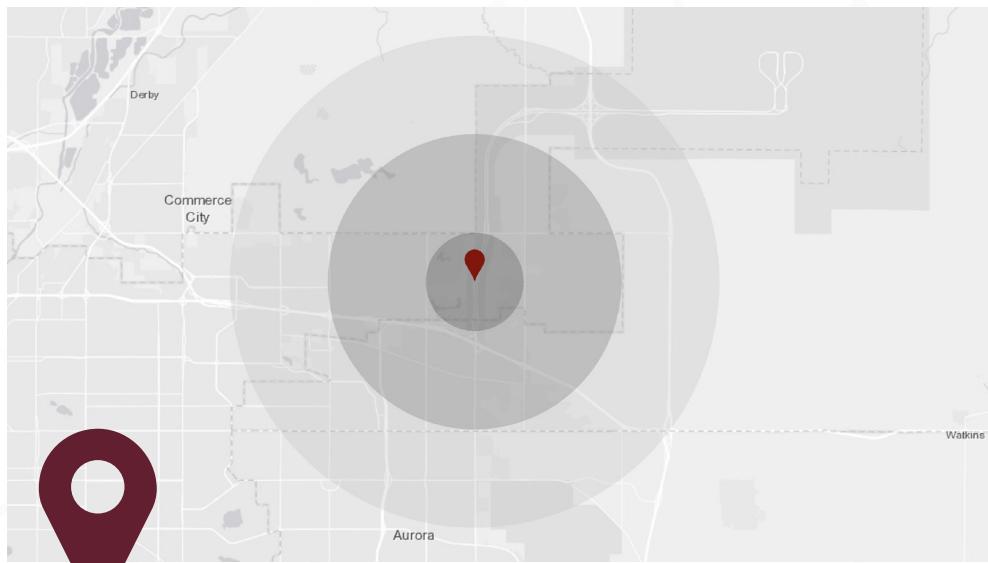
SITE PLAN

Green Valley Ranch Blvd & Telluride St



LOCAL DEVELOPMENT & DEMOGRAPHICS

Green Valley Ranch Blvd & Telluride St



**GREEN VALLEY RANCH BLVD & TELLURIDE ST
DENVER CO 80249**

DEMOGRAPHICS



TOTAL POPULATION	1M	15,200	→ GVR BLVD WEST OF TELLURIDE ST
	3M	103,171	19,124 ADT (ESRI 2021)
	5M	184,615	



AVERAGE ANNUAL INCOME	1M	\$100,113	→ GVR BLVD EAST OF TELLURIDE ST
	3M	\$99,248	16,207 ADT (ESRI 2021)
	5M	\$97,790	



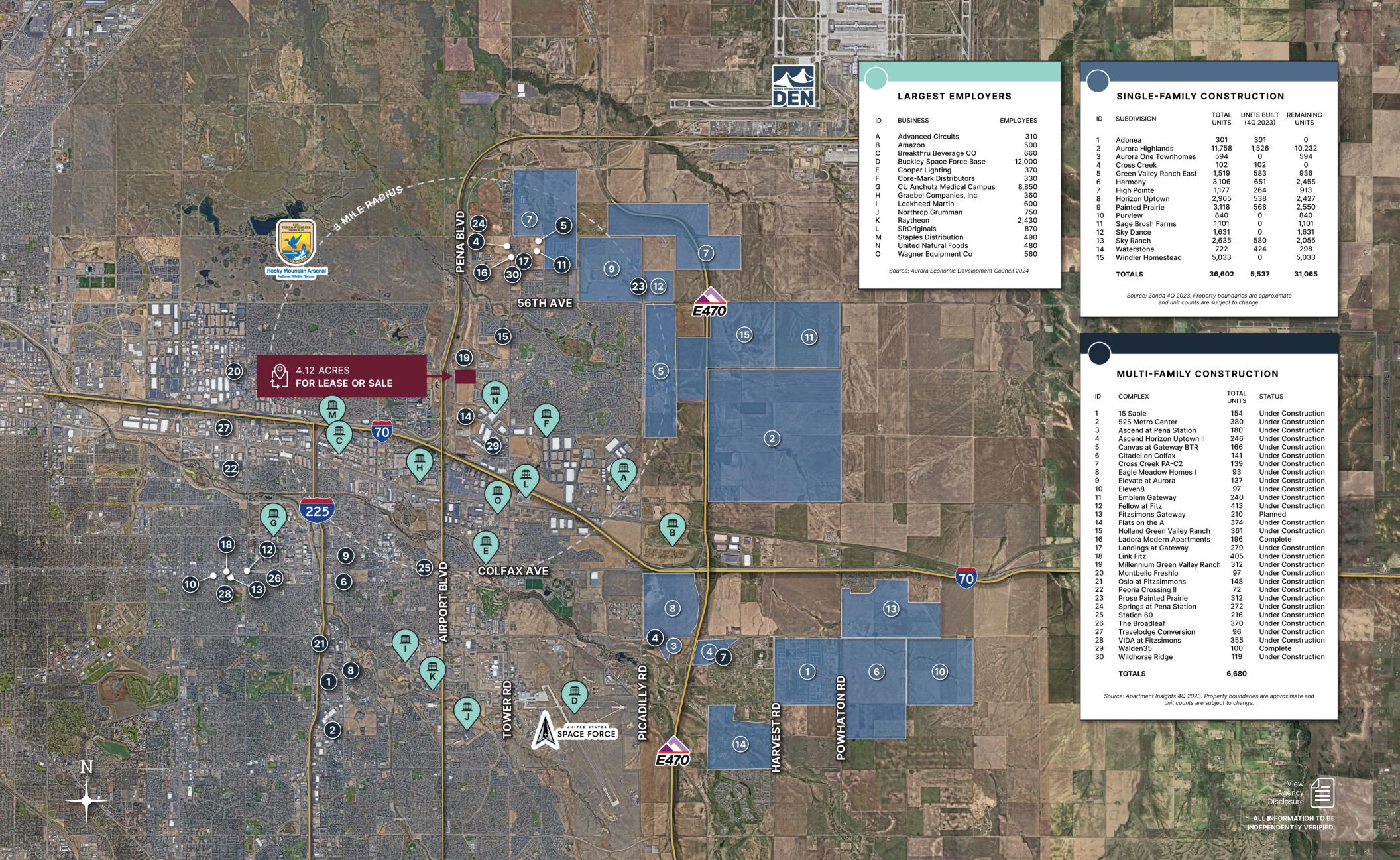
DAYTIME POPULATION	1M	3,296	↑ PEÑA BLVD NORTH OF GVR BLVD
	3M	28,591	96,168 ADT (ESRI 2021)
	5M	84,353	↓ PEÑA BLVD SOUTH OF GVR BLVD

SOURCE: ESRI 2024

TRADE AREA

Green Valley Ranch Blvd & Telluride St





SH

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