

150-ACRE MIXED-USE PROJECT

POTENTIAL USES

Retail, Restaurant, Medical, and Service Oriented Retailers

TRAFFIC

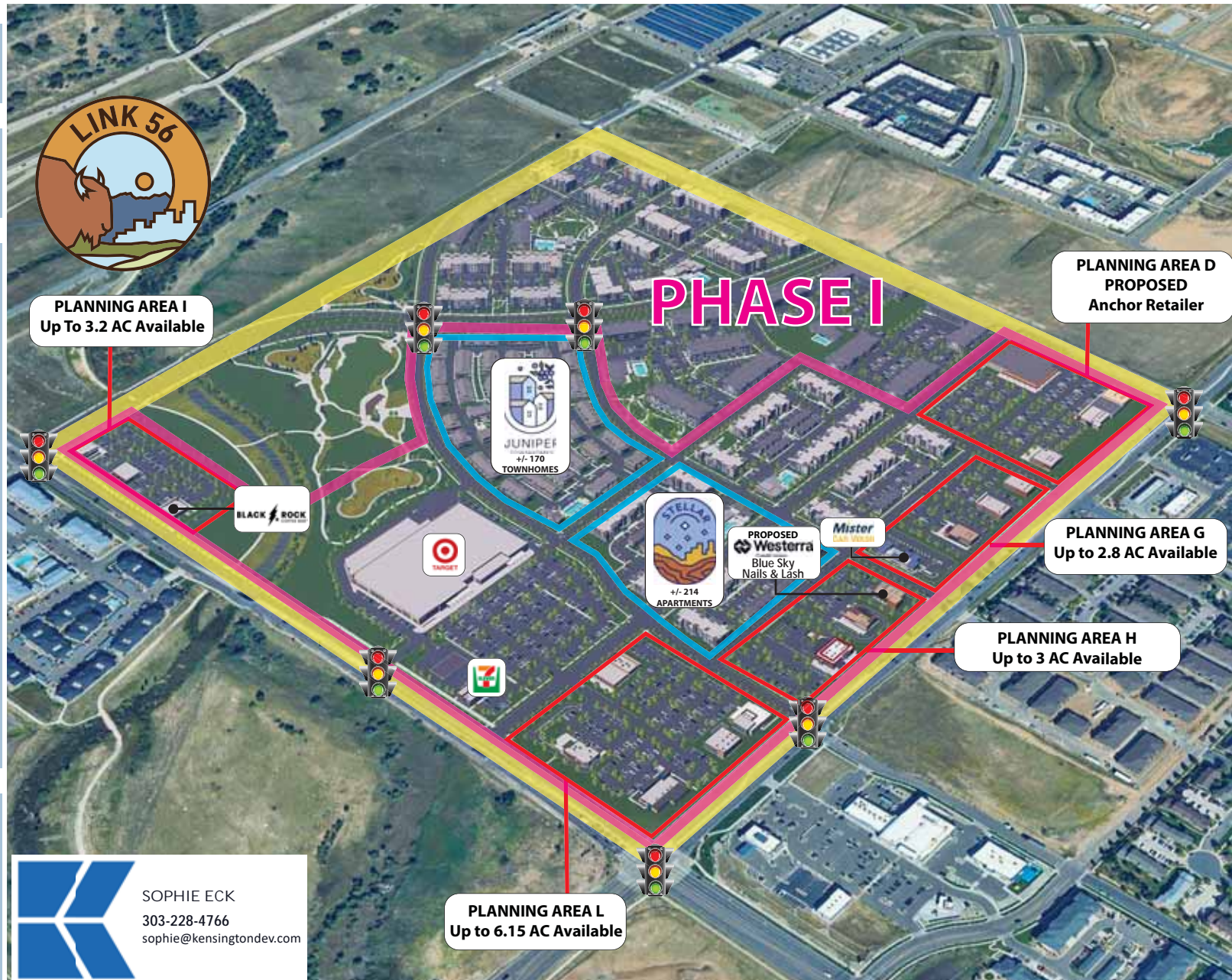
56th Avenue	29K VPD
Tower Road:	18K VPD
Pena Boulevard:	101K VPD

SPECIAL FEATURES

- 150-acre mixed-use development at the NWC of 56th Ave and Tower Rd intersection.
- Phase I is now under construction including Target, 215 Apartment Units, 170 Townhome Units, and other retail
- Fully entitled mixed-use development to include 2,000 residential units at full build out.
- Directly adjacent to Pena Station light rail stop which provides direct access to Denver downtown and DEN International Airport.
- General Development plan and zoning allows for a wide variety of uses. The site is zoned a mix of C-MU-10, C-MU-20, and C-MU-30.

DEMOGRAPHICS

POPULATION	3 Mile	67,059
	5 Mile	122,890
DAYTIME POPULATION	3 Mile	12,187
	5 Mile	42,924
AVERAGE HH INCOME	3 Mile	\$90,923
	5 Mile	\$82,214




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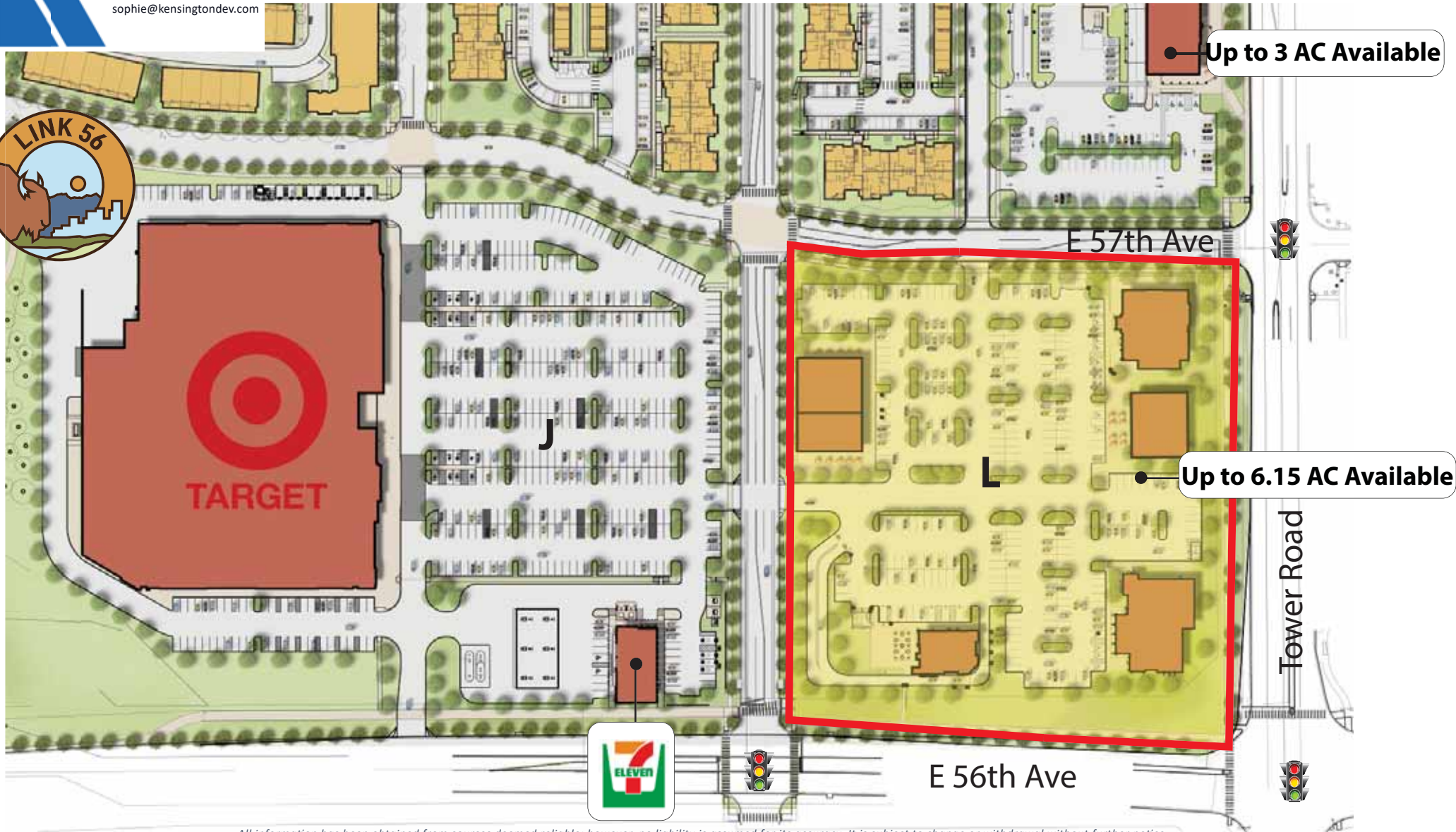
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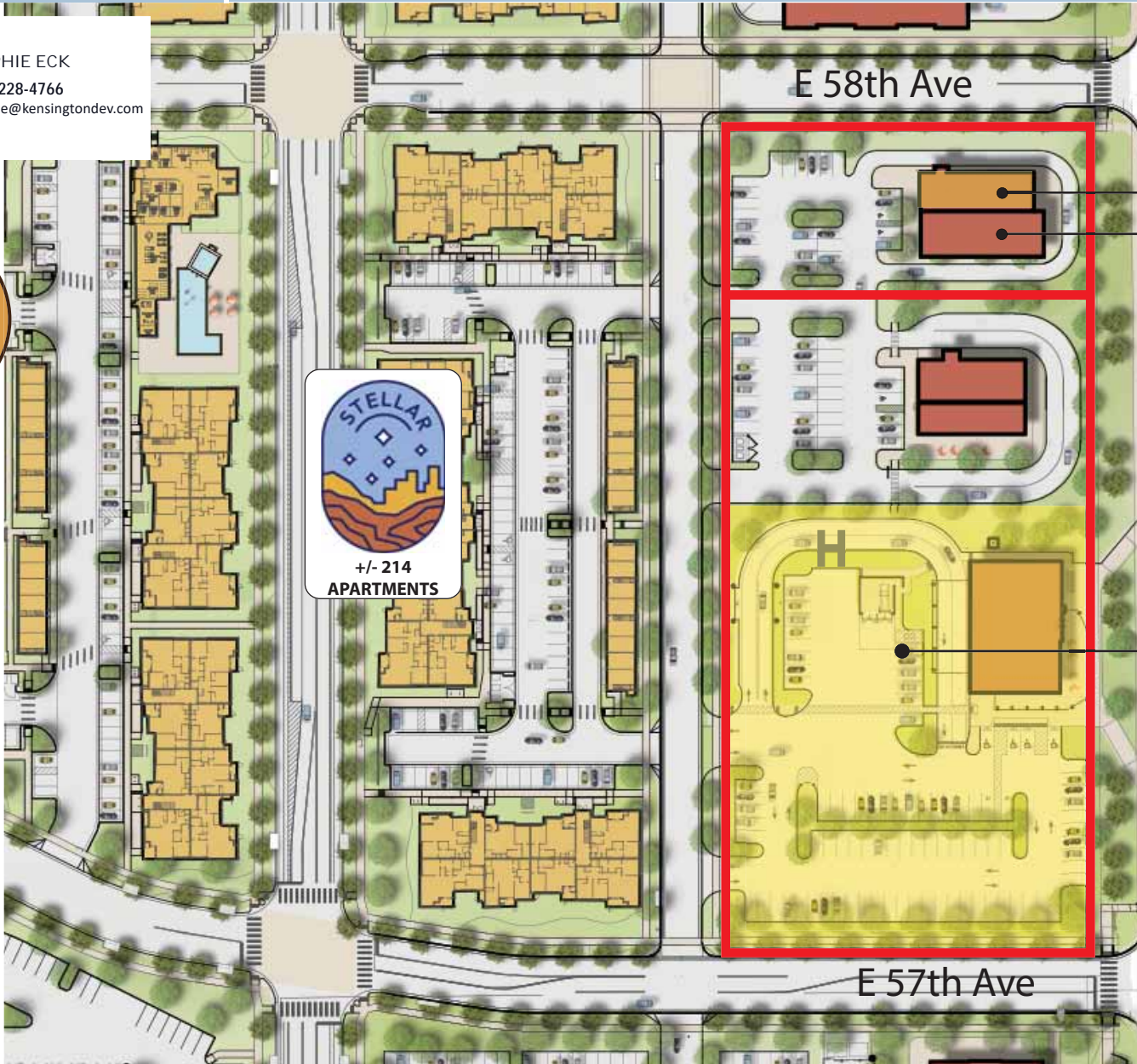
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E 58th Ave

E 57th Ave

 **Westerra**
Credit Union

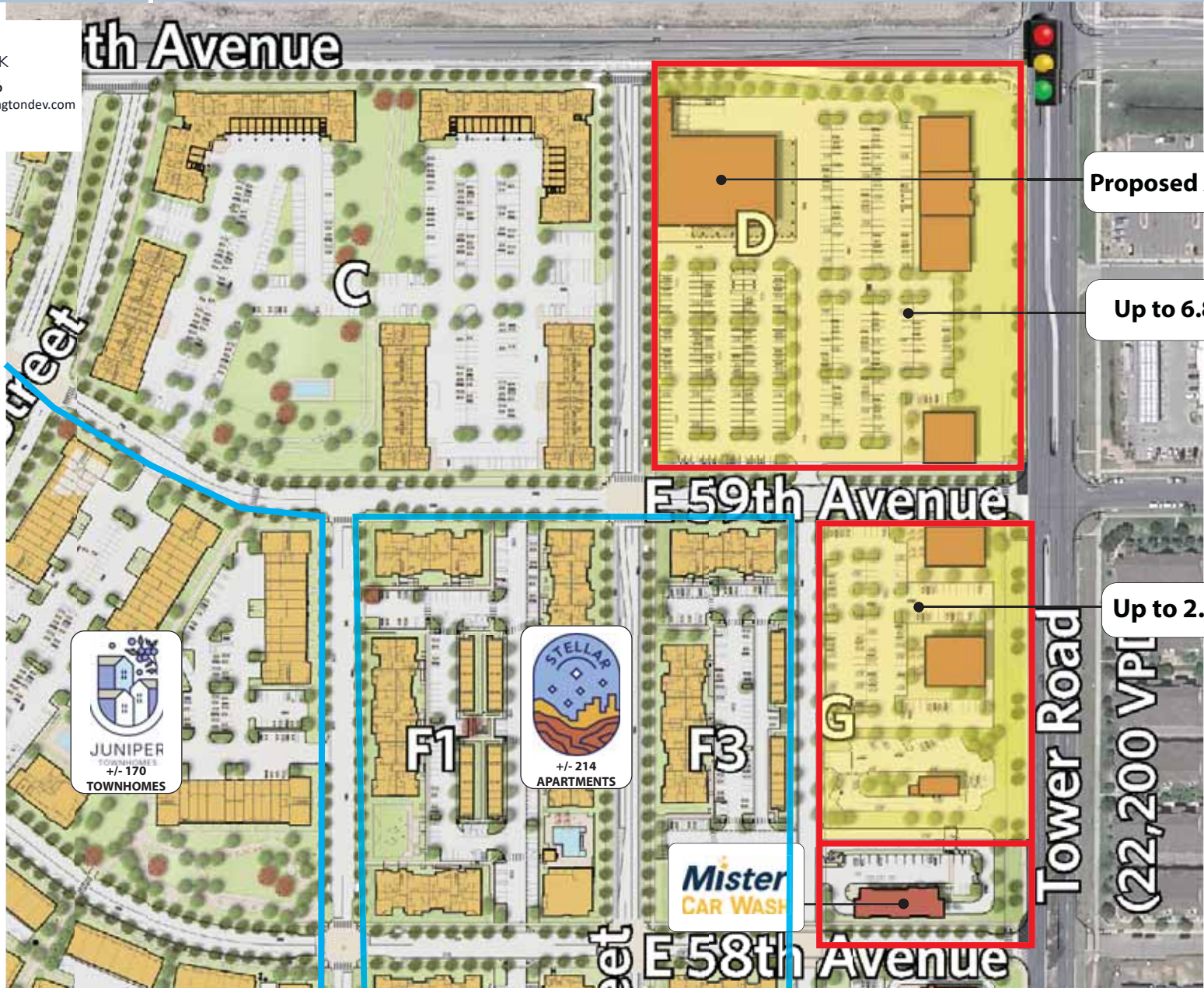
Blue Sky Nails & Lash

Up to 3 AC Available

Tower Road 



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JUNIPER
TOWNHOMES
+/- 170



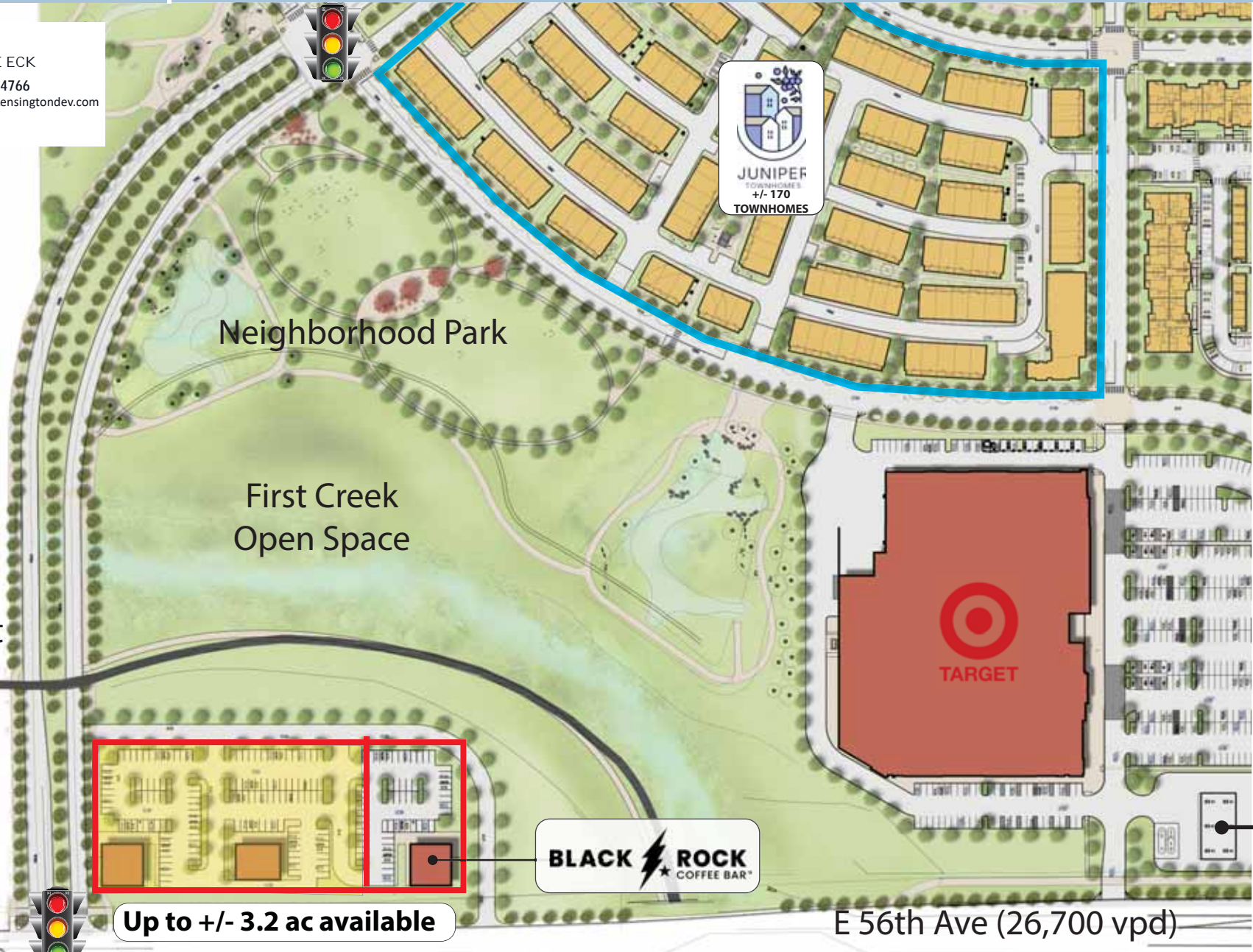
STELLAR
APARTMENTS
+/- 214



Mister
CAR WASH



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TARGET AND 7-ELEVEN RETAIL LOOKING NORTH



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