




 DENVER INTERNATIONAL AIRPORT

 pepsi

 UNITED AIRLINES

 GAYLORD ROCKIES™

 61ST & PENA LIGHT RAIL STATION

 THE SHOPPES AT 56TH

TOWER ROAD 19,000+ VPD

PEÑA BLVD 100,000+ VPD

 Mixed-Use Development
2,000 Residential units

56TH AVE 22,000+ VPD

THE SHOPPES AT 56TH

RETAIL PADS FOR LEASE/SALE

56th & Tower Rd, Denver, CO 80249



HENRY GROUP
REAL ESTATE

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PEÑA BLVD

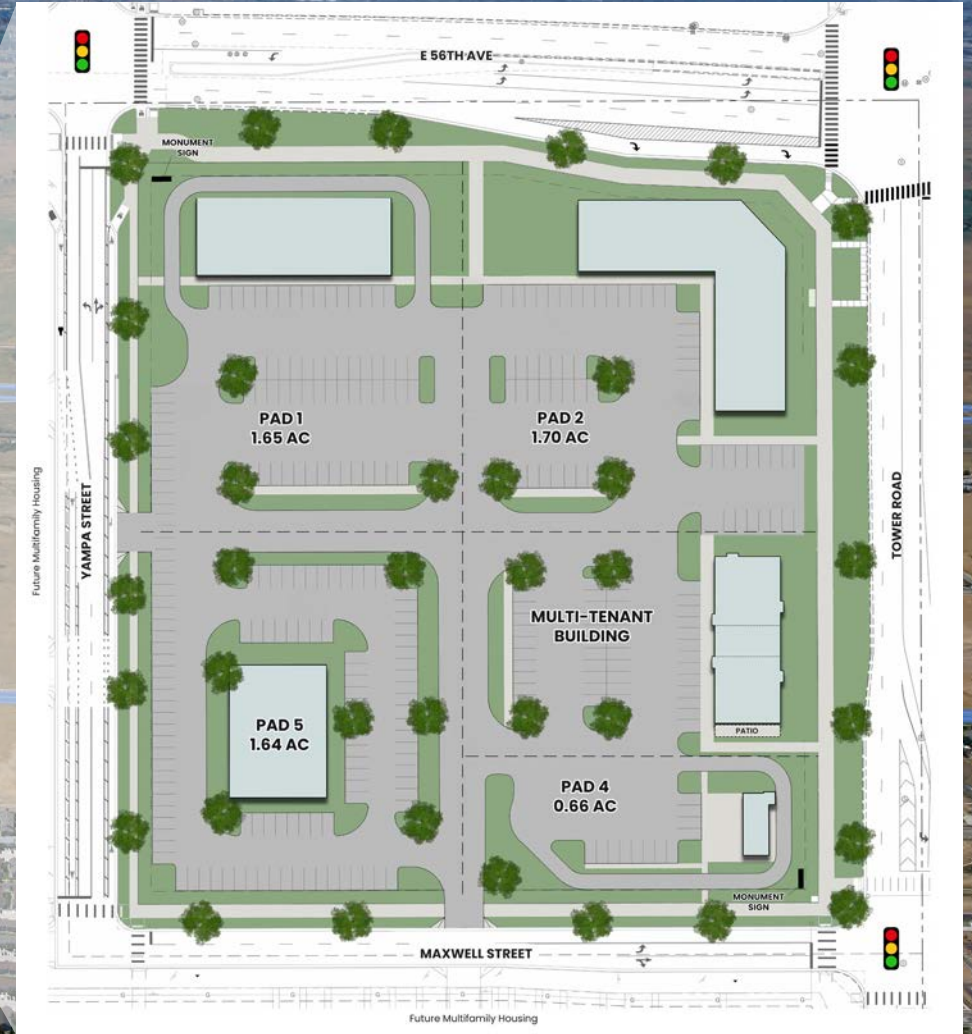
100,000+ VPD

**THE SHOPPES
AT 56TH**

TOWER ROAD

19,000+ VPD

56TH AVE
22,000+ VPD



SUBMARKET
Green Valley Ranch



VEHICLE PER DAY (VPD)
Over 41,000



ZONING
C-MU-10



PAD 1 - GROUND LEASE
1.65 Acres | 71,874 SF

PAD 4 -
0.66 Acres | 28,750 SF

PAD 2 -
1.70 Acres | 74,052 SF

**PAD 5 - FOR SALE OR
GROUND LEASE**
1.64 Acres | 71,438 SF

PAD 3 - Multi-Tenant
1,200 SF - 3,900 SF available
[Click for more info](#)

YAMPA STREET
(Planned & Approved)

TOWER ROAD

MAXWELL STREET
(Planned & Approved)

MAXWELL STREET
(Completed)



**ROCKY MOUNTAIN
ARSENAL NATIONAL
WILDLIFE REFUGE**

PEÑA BLVD

DEN DENVER INTERNATIONAL AIRPORT

**GAYLORD ROCKIES RESORT &
CONVENTION CENTER**

**DICK'S SPORTING
GOODS PARK**

**THE SHOPPES
AT 56TH**

**PAINTED
PRAIRIE**

56TH AVE

**WALMART
NEIGHBORHOOD MARKET**

**COSTCO
WHOLESALE**

GVR GREEN VALLEY RANCH

LIGHT RAIL LINE

70

E 470

**THE AURORA
HIGHLANDS**

**CENTRAL PARK
NEIGHBORHOOD**

N AIRPORT RD

E COLFAX AVE

**UC HEALTH
UNIVERSITY OF COLORADO
ANSCHUTZ MEDICAL CAMUS**

225

**AURORA
SPORTS PARK**

**LOWRY
NEIGHBORHOOD**

**BUCKLEY
SPACE FORCE BASE**

4 56TH & TOWER RD

DENVER, CO 80249

**ROCKY MOUNTAIN
ARSENAL NATIONAL
WILDLIFE REFUGE**

**Future 113-Acre
United Airline Corporate
Campus**

**HYATT PLACE
PENA STATION**

**Mixed-Use Development
2,000 Residential units**

DRZ BOG COFFEE
THE LEARNING EXPERIENCE
Prairie Pediatrics & Adolescent Clinic P.C.
LOS ROBLES MEXICAN RESTAURANT
SUSHI GRAB & GO
SOLOMONS LIQUOR STORE
Sleep INN & SUITES

SPROUTS

uhealth **Pollo Loco**
CHIPOTLE **QT** **QuikTrip**

**56TH TOWER
APARTMENTS**

**HIGHLINE NORTHEAST
ACADEMY**

**KIPP NORTHEAST
DENVER ACADEMY**

KING Soopers **BEER GARDEN**

SONIC **Arby's** **DUNKIN' DONUTS**
Walgreens **McDonald's** **Raising Cane's**
TACO BELL **Wendy's** **NATURAL GROCERS**

STARBUCKS



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