

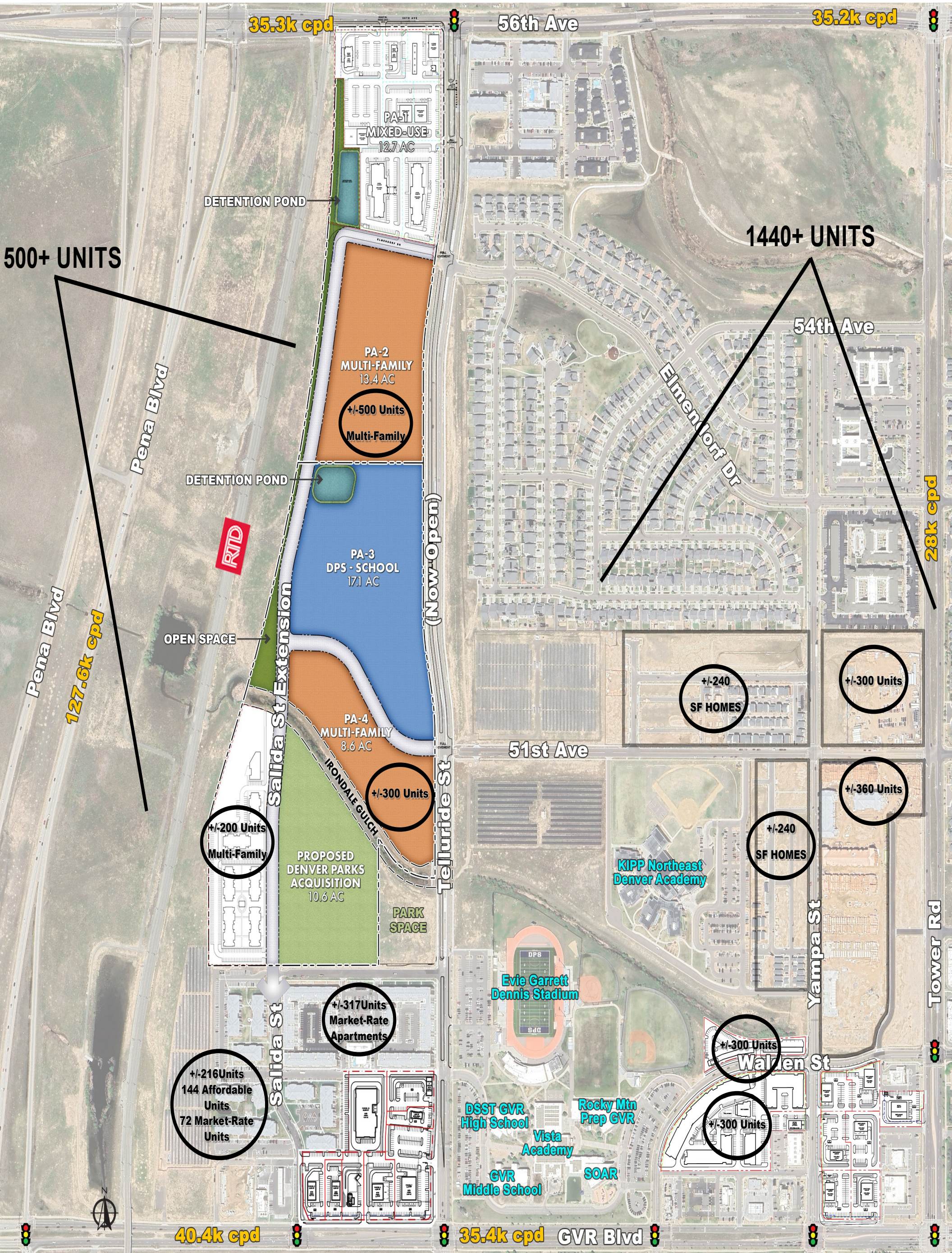
GATEWAY NORTH

FOR LEASE | Exciting New Mixed-Use Project

56th & Telluride St | Denver, CO 80249



Gateway North



Gateway Landing

Gateway Crossing



FUTURE TELLURIDE
EXPANSION

35,300 VPD

56TH AVE

PENA BLVD

PENA BLVD

127,600 VPD

RTD
DENVER & DIA

DETENTION
POND

ELMENDORF DR

+/- 500 UNITS

TELLURIDE ST

22,675 VPD

FIRST CREEK VILLAGE
371 DUs

Elmdorf Dr
E 54th Ave

FULL
MOVEMENT

FULL
MOVEMENT

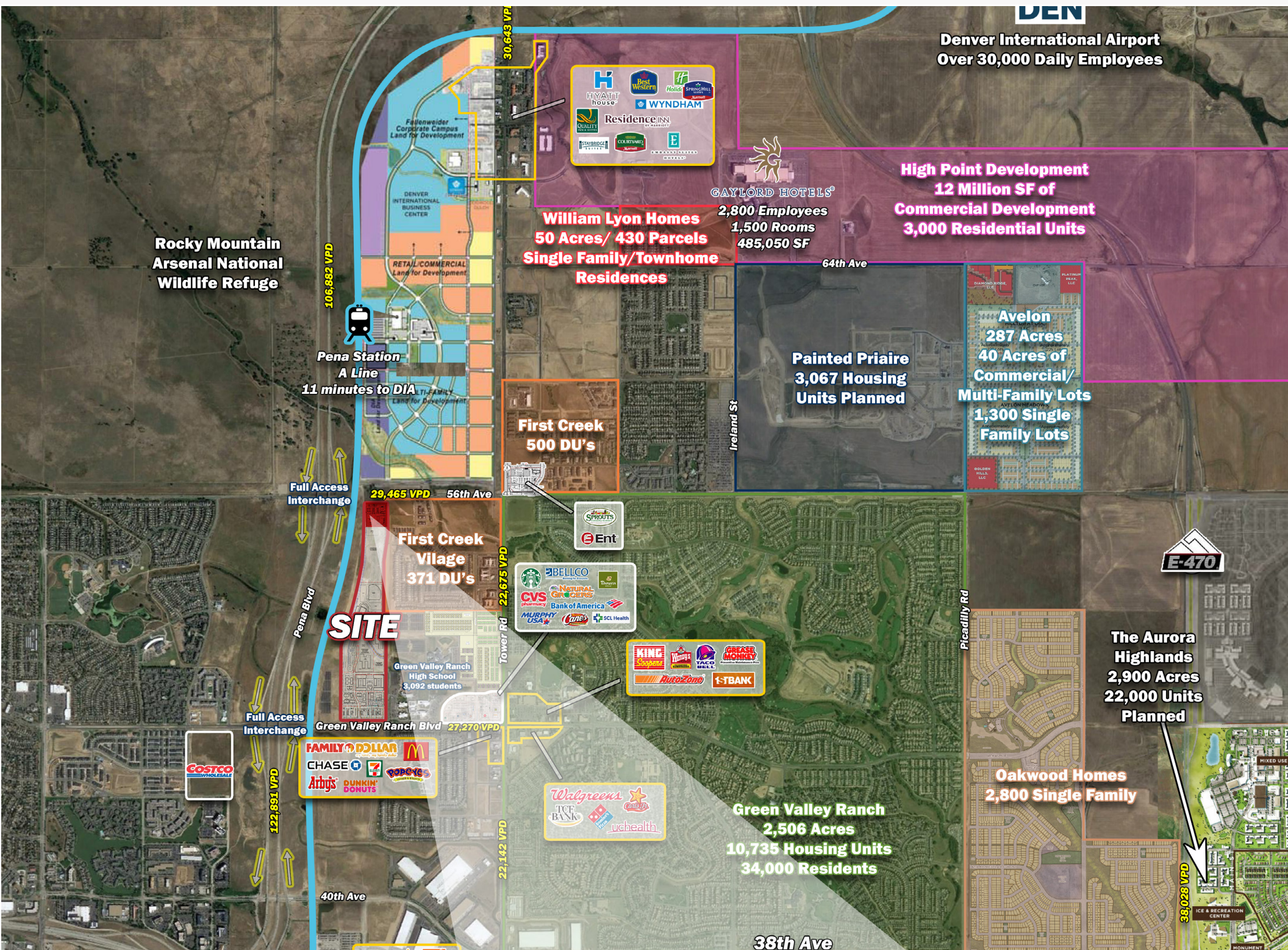
FULL
MOVEMENT

3/4
MOVEMENT

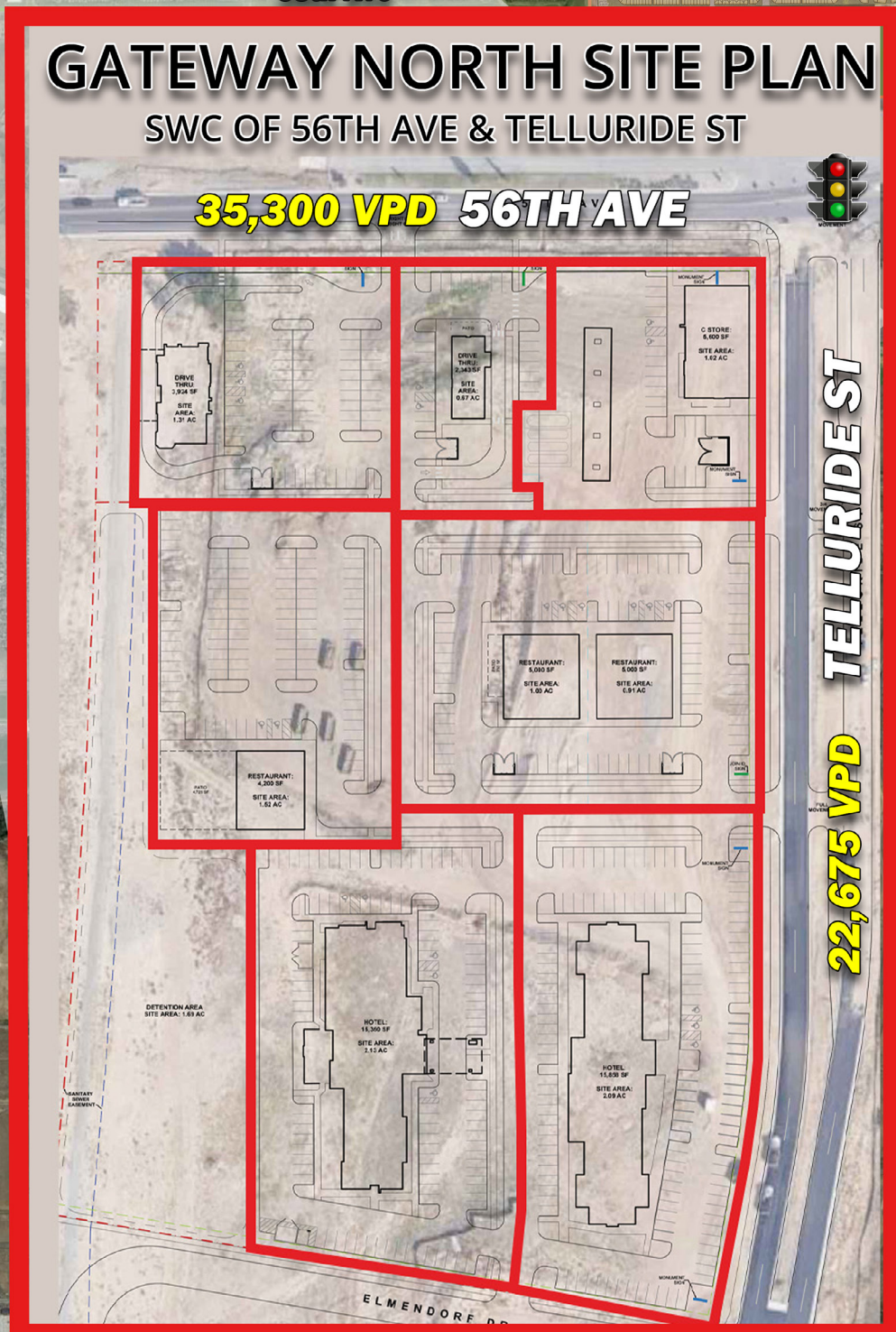
FULL
MOVEMENT

FULL
MOVEMENT





SITE





Northeast Denver Stats

17 Square Miles
10.8%, total Denver land area.

20,700 Jobs
35,480 employed residents.

99,833 Residents
14% of Denver's population.

29,462 Households
9% of Denver's Households



Property Stats

Land Size
44.34 Acres

Pad Sizes
Flexible

Zoning
C-MU-30

City/County
Denver/Denver

DENVER INTERNATIONAL AIRPORT (DIA)

- In 2023, DIA served a record-setting 77.8 million passengers (a 12.3% increase over 2022)
- Every month of 2023 set an all-time record for passenger volume
- DIA is the third-busiest airport in the U.S. and sixth in the world (based on seat capacity, 2023)
- Approximately 35 million annual domestic passengers are O&D passengers, making DIA the third-largest domestic O&D hub in the U.S.
- International traffic at DIA accounts for approximately 3 million passengers annually over 4 percent of the airport's total passenger traffic.

FAR NORTH EAST AREA PLAN

- Totalling 17 square miles, the Far Northeast Area includes Green Valley Ranch, Montbello, and the southern portion of DIA
- Currently home to over 75,000 residents, the Far Northeast Area is expected to be one of the fastest growing trade areas in the front range.

PENA STATION

- Comprised of two projects, totaling 490 acres with a heavy focus on office and multifamily development.

TAXES & METRO DISTRICT

Attractive and affordable mill rate = lower property taxes compared to competing projects

BUILD TO SUIT OPTIONS

- Ground lease and build-to-suit options available

GATEWAY NORTH

Tony Pierangeli
303.390.5257
tony.pierangeli@srsre.com

Erik Christopher
303.390.5252
erik.christopher@srsre.com

SRS Real Estate Partners
1875 Lawrence Street, Suite 850
Denver, CO 80202
303.572.1800

