

**For Lease** | *Exciting New Mixed-Use Project*

56th & Telluride | Denver, CO 80249



# GATEWAY NORTH



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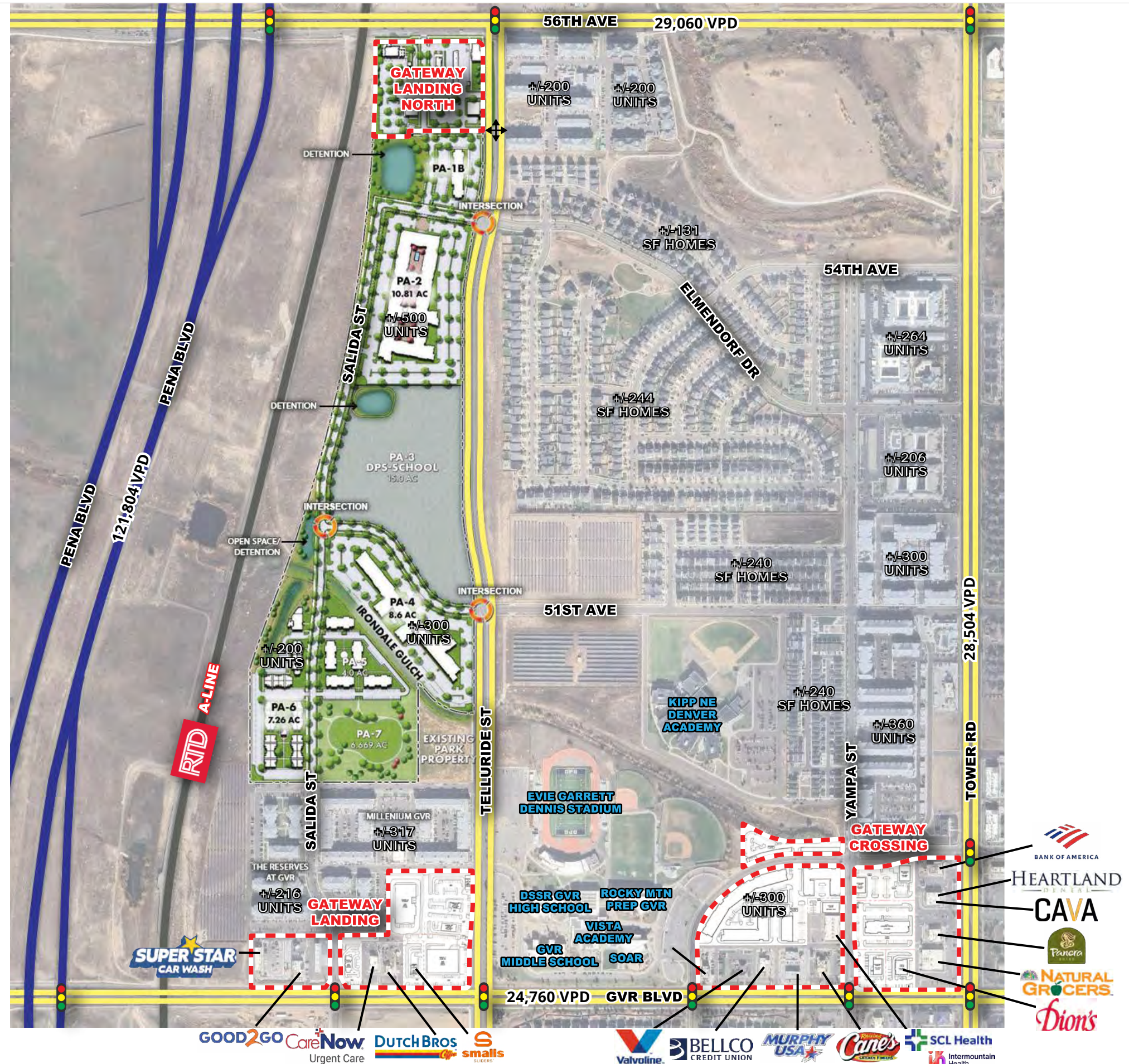
OVER 4,218 UNITS OF NEW RESIDENTIAL DEVELOPMENT PLANNED FOR THE GREEN VALLEY RANCH AREA OF DENVER

**1,533+ UNITS west of Telluride St:**

- +/- 1,000 Multi-Family
- +/- 389 Market-Rate Apartments
- +/- 144 Affordable Units

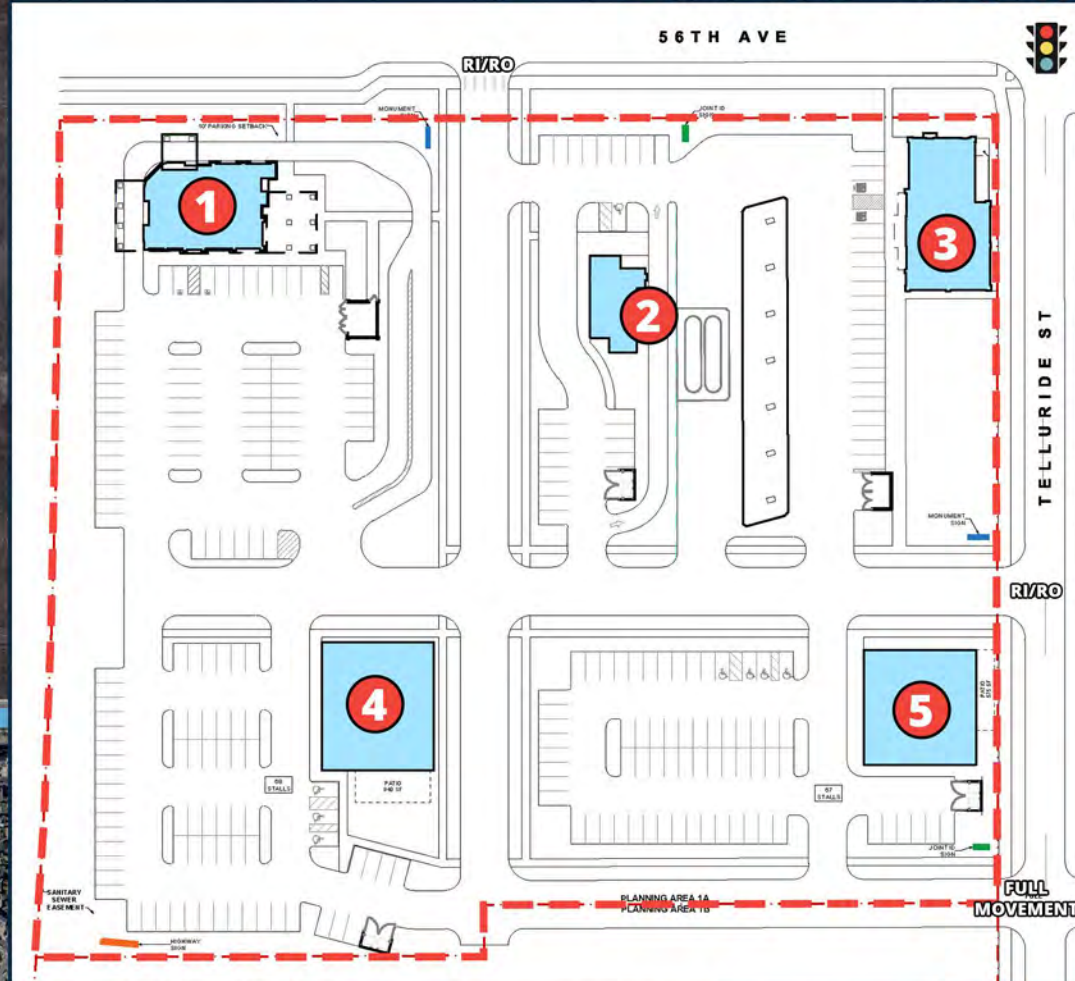
**2,685+ UNITS east of Telluride St:**

- +/- 855 Single Family Homes
- +/- 1830 Units

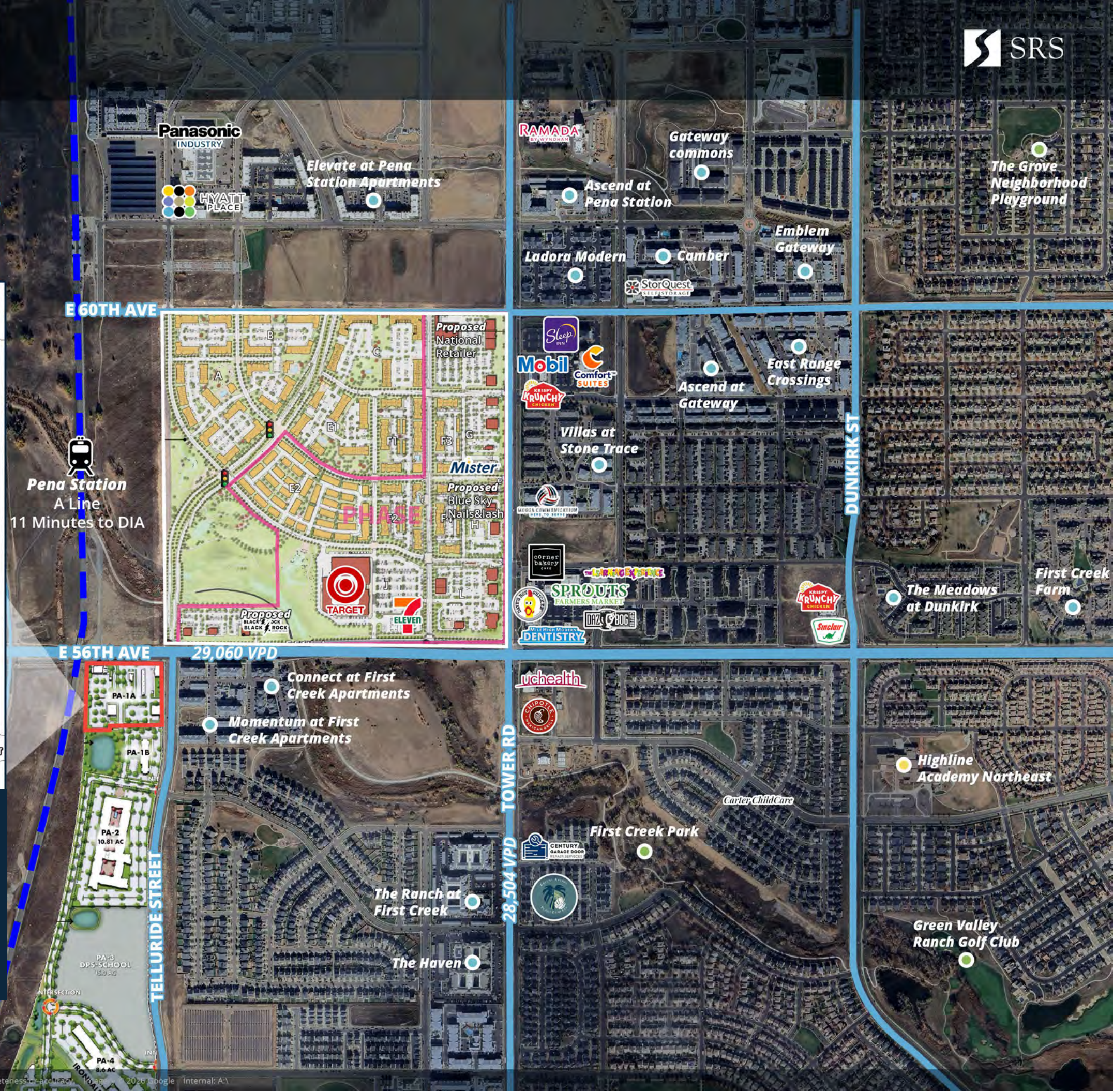


# Gateway North

Denver, CO



#	SPACE TYPE	SIZE (SF)	SITE AREA (AC)
1	Drive Thru	3,887 SF	1.80
2	Drive Thru	1,636	0.81
3	C Store	4,550 SF	1.36
4	Restaurant	5,600 SF	1.43
5	Restaurant	4,000 SF	1.43



Denver International Airport  
Over 30,000 Daily Employees

PEÑA BLVD

**Pena Station**  
A Line  
11 Minutes to DIA

Rocky Mountain Arsenal  
National Wildlife Refug

Link 56

TARGET  
Mister CAR WASH  
BLACK ROCK COFFEE BAR

Townsquare At  
Gateway Village

Walmart Neighborhood Market  
Family AUTO PARTS  
Little Caesars  
Wendy's

Chambers Place  
Shopping Center

MAVERIK  
MCDONALD'S  
COSTCO WHOLESALE  
save a LOT  
AutoZone  
planet fitness  
CHURCH'S  
State Farm

Chambers  
Plaza

KING  
Starbucks  
Carl's Jr.  
Chambers Square  
NAPA  
FAMILY DOLLAR  
Domino's Pizz

Chambers  
Centre

save a LOT  
DOLLAR TREE  
Family AUTO PARTS

Days Inn  
Quality  
Hilton Garden Inn  
HOME2  
American  
BAYMONT  
STAYBRIDGE  
LAQUINTA  
COURTYARD  
Residence INN  
SPRINGHILL SUITES  
EMBASSY SUITES

MCDONALD'S  
MOD PIZZA  
Starbucks

GAYLORD HOTELS  
2,800 Employees  
1500 Rooms  
485,050 SF

High Point Development  
12 Million SF of  
Commercial Development  
3,000 Residential Unit

William Lyon Homes  
50 Acres/430 Parcels  
Single Family/Townhome  
Residences

First Creek  
500 DU's

SPROUTS  
FARMERS MARKET  
Ent Credit Union

Painted Prairie  
3,067 Housing  
Units Planned

Avelon  
287 Acres  
40 Acres of  
Commercial/  
Multi-Family Lots  
1,300 Single  
Family Lots

First Creek  
Village  
371 DU's

KING  
BURGER KING  
KFC  
Pizza Hut  
Wendys  
SUBWAY  
AutoZone

Dutch Bros  
SUPER STAR  
GOOD2GO  
CoreNow  
smalls

Carl's Jr.  
uhealth  
Allstate

NATURAL ONCE OVERS  
Starbucks  
Cane's  
CAVA  
Panera

Oakwood Homes  
2,800 Single Family

Green Valley Ranch  
2,506 Acres  
10,735 Housing Units  
34,000 Residents

The Aurora Highlands  
2,900 Acres  
22,000 Units  
Planned

Starbucks  
KFC  
SONIC  
Pizza Hut  
Wendys  
TACO BELL  
QDOBA  
TOWNEPLACE SUITES  
Fairfield  
HOMEWOOD SUITES  
Hilton Garden Inn  
COURTYARD  
Residence INN  
HYATT PLACE

FAMILY DOLLAR  
Advance Auto Parts  
DUNKIN'  
Arby's  
POPEYES  
SONIC  
jiffy lube  
Firestone

Walmart Supercenter  
BEST BUY  
ROSS  
petco  
DOLLAR TREE  
DISCOUNT TIRE  
THE HOME DEPOT  
goodwill  
9  
Wendys  
DQ  
SHERWIN-WILLIAMS

WHOLE FOODS MARKET  
IHOP  
Freddy's STEAKBURGERS

66,338 VPD  
DWIGHT D. EISENHOWER HWY

70  
287

E COLFAX AVE  
40  
26,484 VPD

70  
30

E 6TH AVE

Buckley Space  
Forge Base



## **Denver International Airport**

- 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

## **Northeast Denver Stats**

17 Square Miles

10.8% Total Denver Land Area

99,833 Residents

14% of Denver's Population

20,700 Jobs

35,480 Employed Residents

29,462 Households

9% of Denver's Households

## **Property Stats**

44.34 Acres

Land Size

C-MU-30

Zoning

Flexible

Pad Sizes

Denver

City/County



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