

NEC 56TH AVENUE & TOWER ROAD

DENVER, COLORADO



PROPERTY HIGHLIGHTS

New Sprouts anchored shopping center
NOW OPEN!

Last pad site available

Outlook Gateway apartments now open!
(326 one & two bedroom apartment homes)



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SH

SITE PLAN



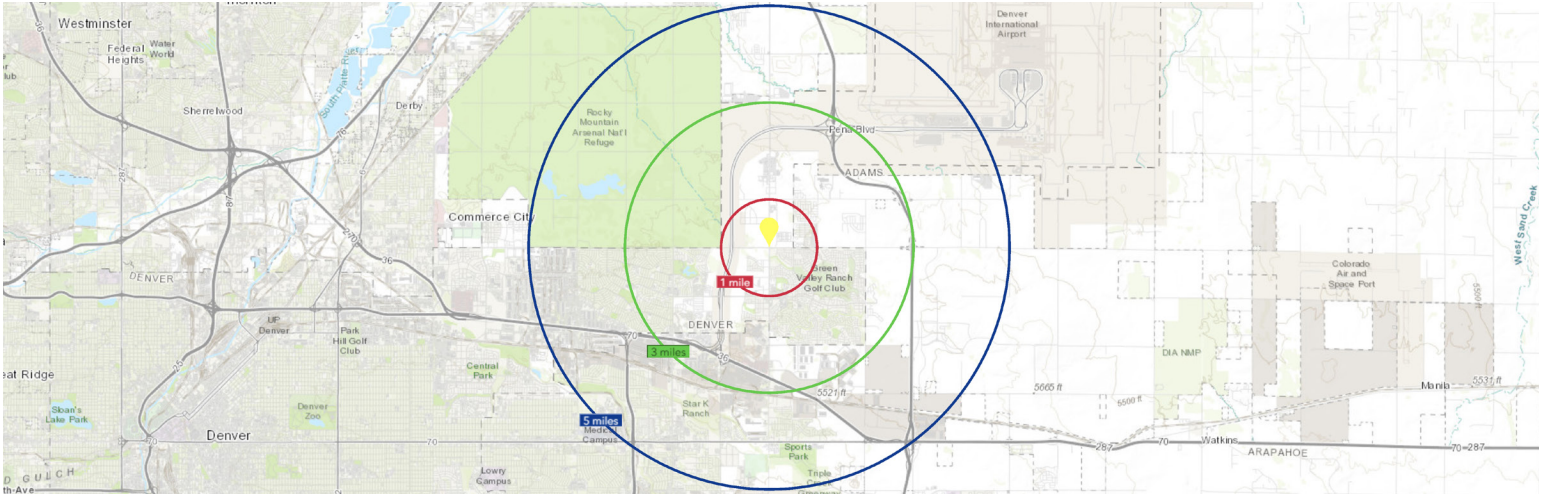
56th Avenue & Tower Road

New Sprouts anchored shopping center now open! Located along busy Tower Road at 56th Avenue, only one outparcel remains available. The shopping center provides convenient access to Pena Boulevard and E-470.

Huge residential and commercial growth in the trade area, including the 1,500 room Gaylord Hotel & Conference Center and Panasonic's 400-acre Enterprise Solutions Campus



AREA DEMOGRAPHICS



DEMOGRAPHICS | COMPARISON SUMMARY

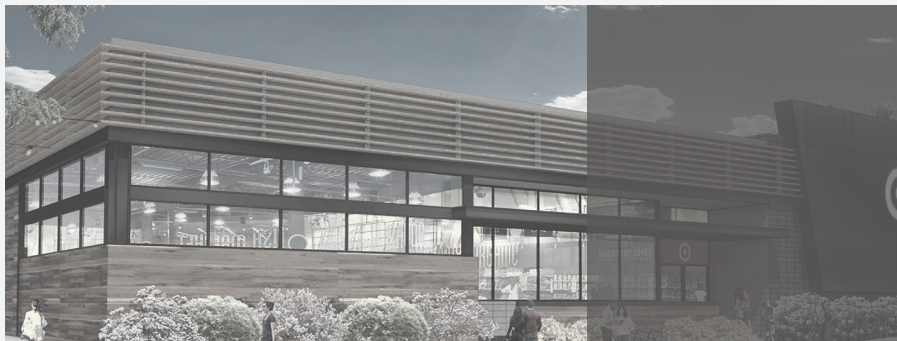
CATEGORIES	1 MILE	3 MILES	5 MILES
ESTIMATED POPULATION	16,792	78,228	129,101
PROJ. POPULATION IN 2029	21,798	90,180	142,794
AVG. HOUSEHOLD INCOME	\$123,142	\$117,374	\$106,336
DAYTIME POPULATION (EMPLOYEES)	2,761	17,666	55,903

SOURCE: ESRI 2024

TRAFFIC COUNTS

LOCATION	CARS/DAY
Tower Rd north of 56th Ave	18,000
Tower Rd south of 56th Ave	17,000
56th ave east of Pena Blvd	25,643 ¹
Pena Blvd south of 56th St	96,168 ¹

SOURCE: ESRI 2019, ¹2021



BROKER CONTACT

ABOUT SULLIVANHAYES

SullivanHayes Brokerage is Colorado's premier, full service retail brokerage company assisting tenants, landlords, and developers. We have enjoyed a rich history serving the commercial real estate industry since 1978. SullivanHayes is proud to have helped some of the most sophisticated national retailers and landlords expand throughout Colorado, as well as passionate local concepts and developers that make our community vibrant and dynamic.

VISIT: www.sullivanhayes.com

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All information to be independently verified.