

THE SHOPPES AT 56TH

56th & Tower Rd Denver, CO 80249



MULTI-TENANT RETAIL FOR LEASE

Contact Broker For Pricing



PATRICK HENRY
Principal
Pat@henrygroupre.com
303.625.7444

DANIEL ALLEN
Development Manager
Daniel@henrygroupre.com
620.664.2035

PROPERTY DESCRIPTION

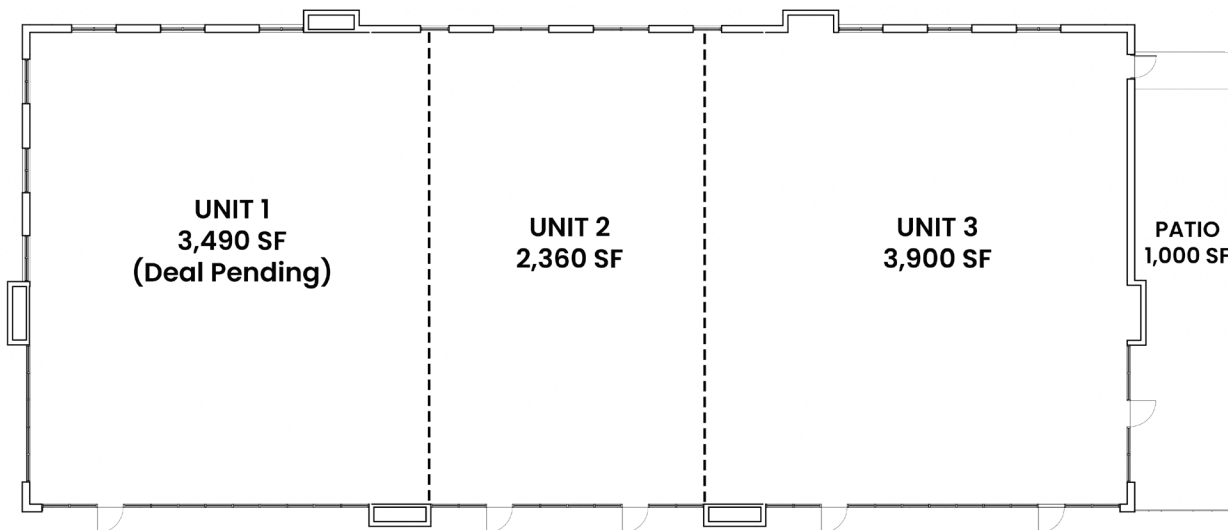
A new 9,750 SF multi-tenant retail building is planned at The Shoppes at 56th, located at 56th Avenue and Tower Road in Denver, CO. This project will offer 3 to 4 units for lease, with flexible configurations to accommodate a variety of retail users.

Situated within a rapidly growing trade area, the site is adjacent to approximately 450 new residential units under development to the south and west. The location benefits from strong traffic counts and will feature modern, high-quality architecture consistent with the overall vision for The Shoppes at 56th.

PROPERTY HIGHLIGHTS

- Flexible configurations to fit a wide variety of users
- Location provides outstanding traffic and visibility
- Sits in a rapidly growing trade area
- 450 new dwelling units under construction to the south and west
- Over 41,000 VPD
- Equipped for restaurant use with the ability to accommodate grease traps
- Highly walkable and bike-friendly location with easy access for customers and employees

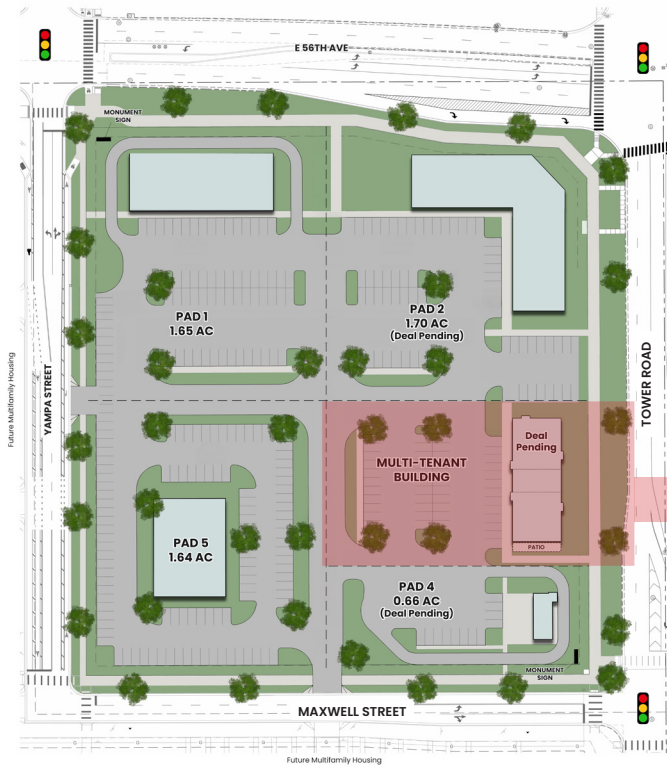
FLOOR PLAN



3-4 units available with flexible configurations

Contact broker for pricing





TOTAL PARKING
58 Stalls



ESTIMATED DELIVERY DATE
Q1 2027



VPD
41,000



**ROCKY MOUNTAIN
ARSENAL NATIONAL
WILDLIFE REFUGE**

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

 **HYATT PLACE
PENA STATION**

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



Portillo's
HOT DOGS • BEEF • BURGERS • SALADS

Mister



E 56TH AVE

**56TH TOWER
APARTMENTS**

 **KIPP NORTHEAST
DENVER ACADEMY**



STARBUCKS

**KING
Scoop**



**THE LEARNING
EXPERIENCE**
Academy of Earth Education

 **Prairie Pediatrics**
& Adolescent Clinic P.C.

LOS ROBLES
MEXICAN RESTAURANT

- **SUSHI GRAB & GO**
- **SOLOMONS LIQUOR
STORE**

Sleep
INN & SUITES



SPROUTS

uchealth & **Pollo Loco**

CHIPOTLE & **QuikTrip**

 **HIGHLINE NORTHEAST
ACADEMY**

SONIC

Arby's

**DUNKIN'
DONUTS**

Walgreens

McDonald's

CRISPIN'S
CHICKEN FINGERS

**TACO
BELL**

Wendy's

**NATURAL
GROCERS**





ROCKY MOUNTAIN
ARSENAL NATIONAL
WILDLIFE REFUGE

PEÑA BLVD



DENVER INTERNATIONAL
AIRPORT



GAYLORD ROCKIES RESORT &
CONVENTION CENTER



PAINTED
PRAIRIE



DICK'S SPORTING
GOODS PARK



56TH AVE



WALMART
NEIGHBORHOOD MARKET



COSTCO
WHOLESALE



GREEN VALLEY
RANCH

LIGHT RAIL LINE



70

CENTRAIL PARK
NEIGHBORHOOD

E 470

THE AURORA
HIGHLANDS

N AIRPORT RD

E COLFAX AVE



UC HEALTH
UNIVERSITY OF COLORADO
ANSCHUTZ MEDICAL CAMUS



225

LOWRY
NEIGHBORHOOD



AURORA
SPORTS PARK



BUCKLEY
SPACE FORCE BASE