

RETAIL MULTI-TENANT BUILDING FOR LEASE

57TH & TOWER

NEC 57TH AVE. & TOWER RD.
DENVER, CO 80249

+/-2,000 MF Units
Proposed

PROPOSED
**Mister
CAR WASH**

E 58th Avenue

PROPOSED



PROPOSED



PROPOSED



PROPOSED

**Mister
CAR WASH**

E 58th Avenue

PROPOSED



PROPOSED



PROPOSED



E 60th Avenue

E 59th Avenue

E 58th Avenue

E 57th Avenue

Yampa Street

TOWER ROAD

196 MF
Units

SLEEP INN

Mobil

COMFORT SUITES

119 MF
Units

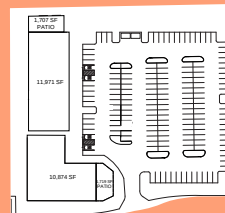
240 MF
Units

252 MF
Units

192 MF
Units

259 Condo
Units

324 MF
Units



Future
Retail

corner
bakery
CAFE

SPROUTS
FARMERS MARKET

THE LEARNING
EXPERIENCE

DRZ BOG

Ent

Colliers

Mike Brunetti

303 886 5884

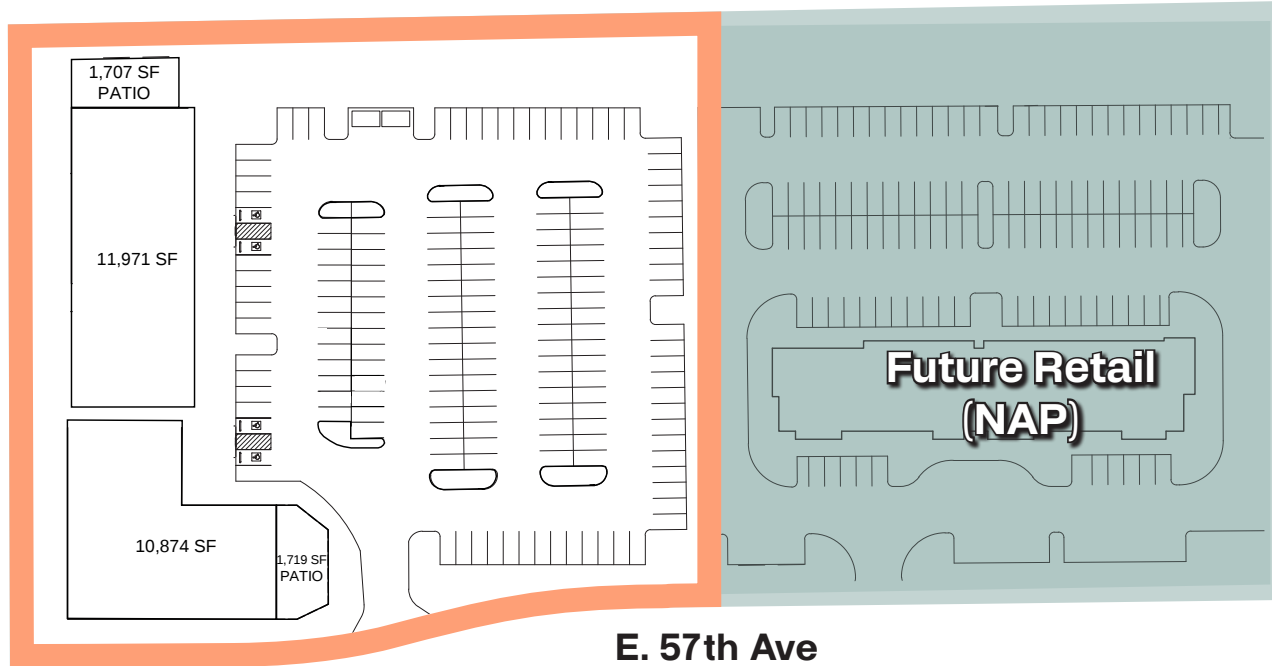
mike.brunetti@colliers.com

Lisa Vela

303 565 3788

lisa.vela@colliers.com

Tower Rd.



Contact broker for pricing

HIGHLIGHTS

- 20,055 SF multi-tenant building for lease
- Approximate delivery of in-line building Q4 2026
- Centrally located in the fastest-growing residential area in Denver
- Across from the newly opened Sprouts
- Directly east of the new massive development - Link 56 - proposed Target coming soon!
- Low taxes for the trade area

 [Click to View Zoning Description](#)

DEMOGRAPHICS

Source: 2025 Esri

	1 Mile	3 Mile	5 Mile
2025 Total Population	14,412	79,542	133,359
2025 Total Daytime Population	8,980	56,709	121,417
Average Household Income	\$138,590	\$125,024	\$114,716

TRAFFIC COUNTS

Source: MPSI 2024 & 2025 estimates

	Tower Rd. N/O 57th Ave.: 18,151 VPD
	Tower Rd. S/O 57th Ave.: 17,031 VPD
	E. 56th Ave. W/O Tower Rd.: 19,679 VPD
	E. 56th Ave. E/O Tower Rd.: 12,186 VPD



mike.brunetti@colliers.com

lisa.vela@colliers.com