

TRADE AREA DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
Population	6,888	57,508	114,025
Average HH Income	\$101,197	\$116,194	\$114,625
Businesses	129	1,177	3,601
Employees	1,429	8,709	38,799

Source: Applied Geographic Solutions, 2024 Estimates

TRAFFIC COUNTS

On Tower Road north of 64th Avenue	27,996 Cars/day
On Peña Boulevard east of Tower Road (both directions combined)	124,627 Cars/day
On Tower Road south of 64th Avenue	24,061 Cars/day
On Peña Blvd south of Green Valley Ranch Blvd	119,884 Cars/day

Source: CDOT 2024



PEÑA STATION NORTH

EXISTING

1. EXISTING DEVELOPMENT
10 Hotels, Retail, 7-11, BurgerIM, Caliber Collision, Danico Brewing Co., DiCicco's Italian, Jasmine Nails & Spa, LivWell, McDonald's, MOD Pizza, Murphy USA, Pho 92, Renegado Tacos & Margaritas, Ruby Tuesday, Starbucks, Taco Bell, Village Inn, (2) Office Buildings, FlightSafety International (A Berkshire Hathaway Company)

SOLD - FUTURE/UNDER CONSTRUCTION

2. HOTEL
3. TAEKWONDO STUDIO
4. UNITED AIRLINES FLIGHT TRAINING CENTER
5. CHRISTIAN BROTHERS AUTOMOTIVE
6. EXTENDED STAY HOTEL

UNDER CONTRACT

7. SUPER STAR CAR WASH
8. stayAPT SUITES
9. HYATT STUDIO HOTEL

PEÑA STATION NEXT

EXISTING

1. PANASONIC / RED BULL DISTRIBUTION
2. DIA PARKING WITH SOLAR CANOPY
3. ELEVATE @ PEÑA STATION - MF RENTALS
4. HYATT PLACE HOTEL/STARBUCKS/BAR
5. HANGAR 61 @ PEÑA STATION - 198 FOR-RENT APTS.
6. SPRINGS @ PEÑA STATION - 272 FOR-RENT APTS.

SOLD - UNDER CONSTRUCTION

7. PEÑA STATION TOWNHOMES - 37 FOR-RENT
8. KJ HOTEL - CANDLEWOOD SUITES HOTEL

UNDER CONTRACT

9. GOLDEN POT - ASIAN RESTAURANT & MARKET
10. PRIMEWEST - 336 MULTI-FAMILY FOR-RENT APTS.
11. PEÑA STATION TOWNHOMES - 29 FOR-RENT
12. 063 DEVELOPMENT - 326 FOR-RENT APARTMENTS
13. AVIATION PLACE - 385 FOR-RENT APTS./MIXED-USE
14. 61 PEÑA STATION - 365 FOR-RENT APTS/MIXED USE

LEGEND

FUTURE ROAD	---
COMMUTER RAIL	
EXISTING TRAIL	—
PROPOSED TRAIL	---
BUS ROUTE	—
NEIGHBORHOOD PARK	—
OPEN SPACE CORRIDOR	—

PAD SITES AVAILABLE PEÑA STATION

DENVER, CO



- Across the street from the 113 AC United Airlines Training Center to start construction in 2025.

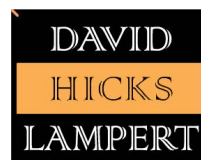
- Walking distance to Berkshire Hathaway's FlightSafety training center, a 140,000 SF facility with 400-500 trainees per day, 24 hours a day, 7-days per week.

- Over 5,000 hotel rooms are operating within a 1.5 mile stretch of Tower Road, including this project.

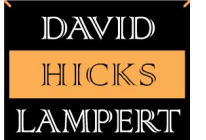
- Gaylord of the Rockies, 480,000 SF convention center and 1,500 room resort hotel.

FOR MORE INFORMATION, PLEASE CONTACT

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PADS SITES AVAILABLE

PEÑA STATION NEXT

SWQ TOWER ROAD & 64TH AVENUE - DENVER, CO



DIFFERENT BROKERAGE RELATIONSHIPS ARE AVAILABLE WHICH INCLUDE LANDLORD AGENCY, TENANT AGENCY OR TRANSACTION-BROKERAGE.

BROKERAGE DISCLOSURE TO TENANT DEFINITIONS OF WORKING RELATIONSHIPS

For purposes of this document, landlord includes sublandlord and tenant includes subtenant.

Landlord's Agent: A landlord's agent works solely on behalf of the landlord to promote the interests of the landlord with the utmost good faith, loyalty and fidelity. The agent negotiates on behalf of and acts as an advocate for the landlord. The landlord's agent must disclose to potential tenants all adverse material facts actually known by the landlord's agent about the property. A separate written listing agreement is required which sets forth the duties and obligations of the broker and the landlord.

Tenant's Agent: A tenant's agent works solely on behalf of the tenant to promote the interests of the tenant with the utmost good faith, loyalty and fidelity. The agent negotiates on behalf of and acts as an advocate for the tenant. The tenant's agent must disclose to potential landlords all adverse material facts actually known by the tenant's agent, including the tenant's financial ability to perform the terms of the transaction and, if a residential property, whether the tenant intends to occupy the property. A separate written tenant agency agreement is required which sets forth the duties and obligations of the broker and the tenant.

Transaction-Broker: A transaction-broker assists the tenant or landlord or both throughout a real estate transaction by performing terms of any written or oral agreement, fully informing the parties, presenting all offers and assisting the parties with any contracts, including the closing of the transaction, without being an agent or advocate for any of the parties. A transaction-broker must use reasonable skill and care in the performance of any oral or written agreement, and must make the same disclosures as agents about all adverse material facts actually known by the transaction-broker concerning a property or a tenant's financial ability to perform the terms of a transaction and, if a residential property, whether the tenant intends to occupy the property. No written agreement is required.

Customer: A customer is a party to a real estate transaction with whom the broker has no brokerage relationship because such party has not engaged or employed the broker, either as the party's agent or as the party's transaction-broker.

RELATIONSHIP BETWEEN BROKER AND TENANT

Broker and Tenant referenced below have NOT entered into a tenant agency agreement. The working relationship specified below is for a specific property described as:

_____ or real estate which substantially meets the following requirements:

_____.

Tenant understands that Tenant shall not be liable for Broker's acts or omissions that have not been approved, directed, or ratified by Tenant.

CHECK ONE BOX ONLY:

Multiple-Person Firm. Broker, referenced below, is designated by Brokerage Firm to serve as Broker. If more than one individual is so designated, then references in this document to Broker shall include all persons so designated, including substitute or additional brokers. The brokerage relationship exists only with Broker and does not extend to the employing broker, Brokerage Firm or to any other brokers employed or engaged by Brokerage Firm who are not so designated.

One-Person Firm. If Broker is a real estate brokerage firm with only one licensed natural person, then any references to Broker or Brokerage Firm mean both the licensed natural person and brokerage firm who shall serve as Broker.

CHECK ONE BOX ONLY:

Customer. Broker is the landlord's agent and Tenant is a customer. Broker is not the agent of Tenant.

Broker, as landlord's agent, intends to perform the following list of tasks:

Show a property Prepare and Convey written offers, counteroffers and agreements to amend or extend the lease.

Customer for Broker's Listings – Transaction-Brokerage for Other Properties. When Broker is the landlord's agent, Tenant is a customer. When Broker is not the landlord's agent, Broker is a transaction-broker assisting in the transaction. Broker is not the agent of Tenant.

Transaction-Brokerage Only. Broker is a transaction-broker assisting in the transaction. Broker is not the agent of Tenant.

If Broker is acting as a transaction-broker, Tenant consents to Broker's disclosure of Tenant's confidential information to the supervising broker or designee for the purpose of proper supervision, provided such supervising broker or designee shall not further disclose such information without consent of Tenant, or use such information to the detriment of Tenant.

THIS IS NOT A CONTRACT.

If this is a residential transaction, the following provision shall apply:

MEGAN'S LAW. If the presence of a registered sex offender is a matter of concern to Tenant, Tenant understands that Tenant must contact local law enforcement officials regarding obtaining such information.

TENANT ACKNOWLEDGMENT:

Tenant acknowledges receipt of this document on _____.

Tenant


Tenant

BROKER ACKNOWLEDGMENT:

On _____, Broker provided _____ (Tenant)

with this document via _____ and retained a copy for Broker's records.

Brokerage Firm's Name: David, Hicks and Lampert Brokerage, LLC



Broker