

RETAIL MULTI-TENANT BUILDING FOR LEASE

# 57TH & TOWER

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

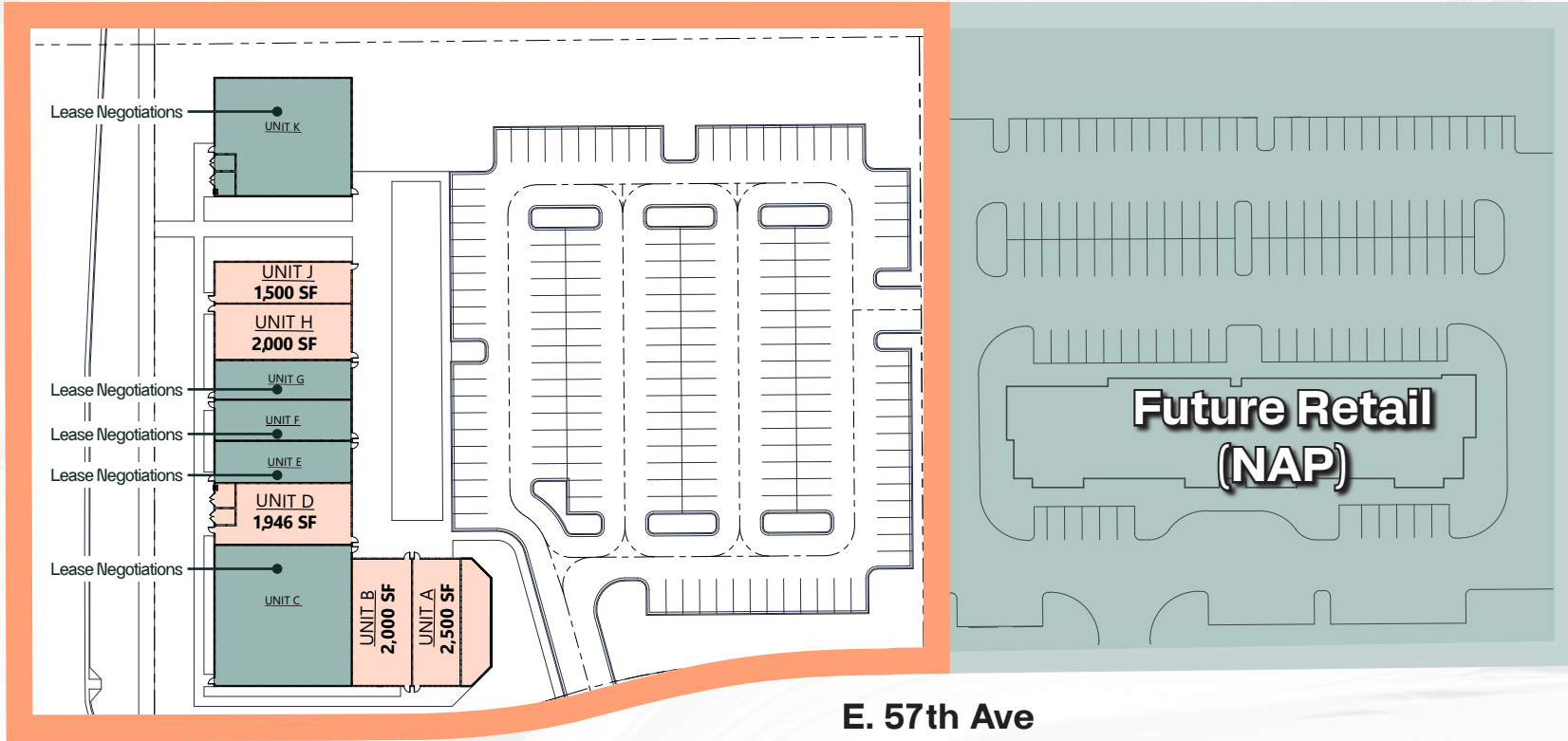
+/-2,000 MF Units  
Proposed



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Tower Rd.



E. 57th Ave

Contact broker for pricing

## HIGHLIGHTS

- 20,055 SF multi-tenant building for lease
- Approximate delivery of in-line building Q3 2027
- 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

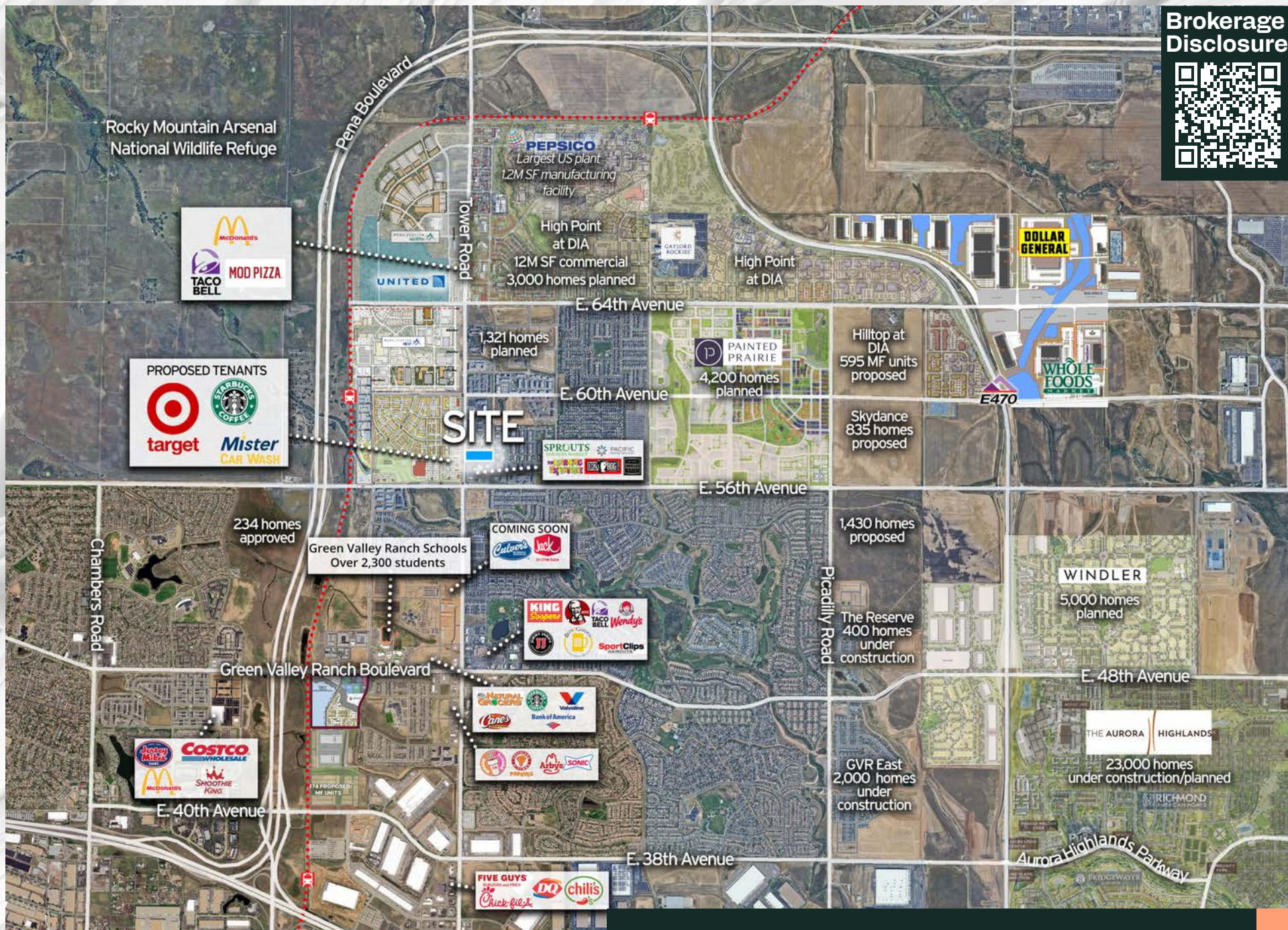
	1 Mile	3 Mile	5 Mile
2025 Total Population	14,412	79,542	133,359
2025 Total Daytime Population	8,980	56,709	121,417
Average Household Income	\$138,590	\$125,024	\$114,716

## 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

Brokerage Disclosure



Green Valley Ranch Schools  
Over 2,300 students



# AREA AMENITIES

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