

For Lease | Exciting New Mixed-Use Project

Green Valley Ranch Blvd & Tower Rd | Denver, CO 80249



GATEWAY CROSSING | LANDING

JOIN THESE RETAILERS



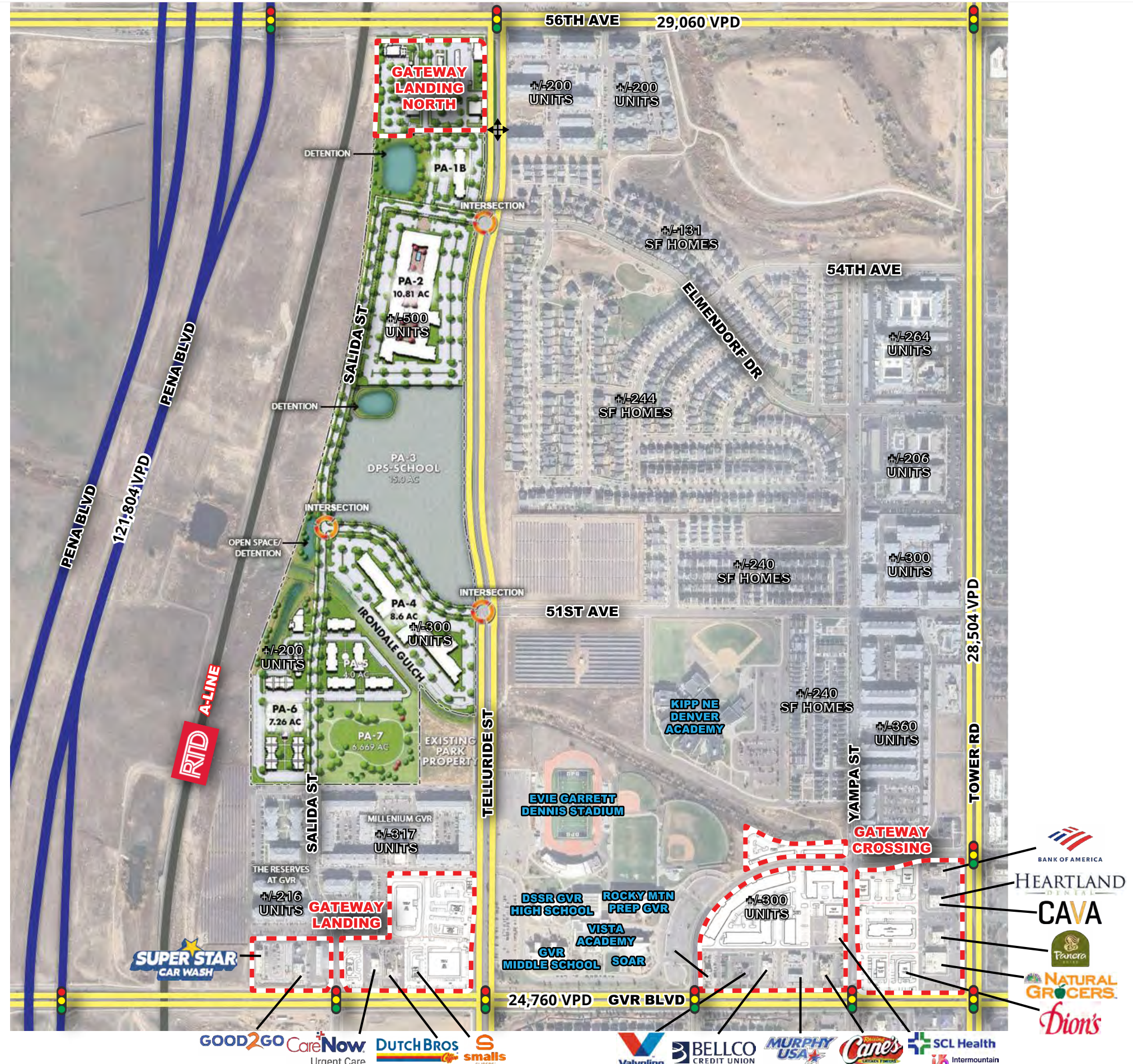
OVER 4,218 UNITS OF NEW RESIDENTIAL DEVELOPMENT PLANNED FOR THE GREEN VALLEY RANCH AREA OF DENVER

1,533+ UNITS west of Telluride St:

- +/- 1,000 Multi-Family
- +/- 389 Market-Rate Apartments
- +/- 144 Affordable Units

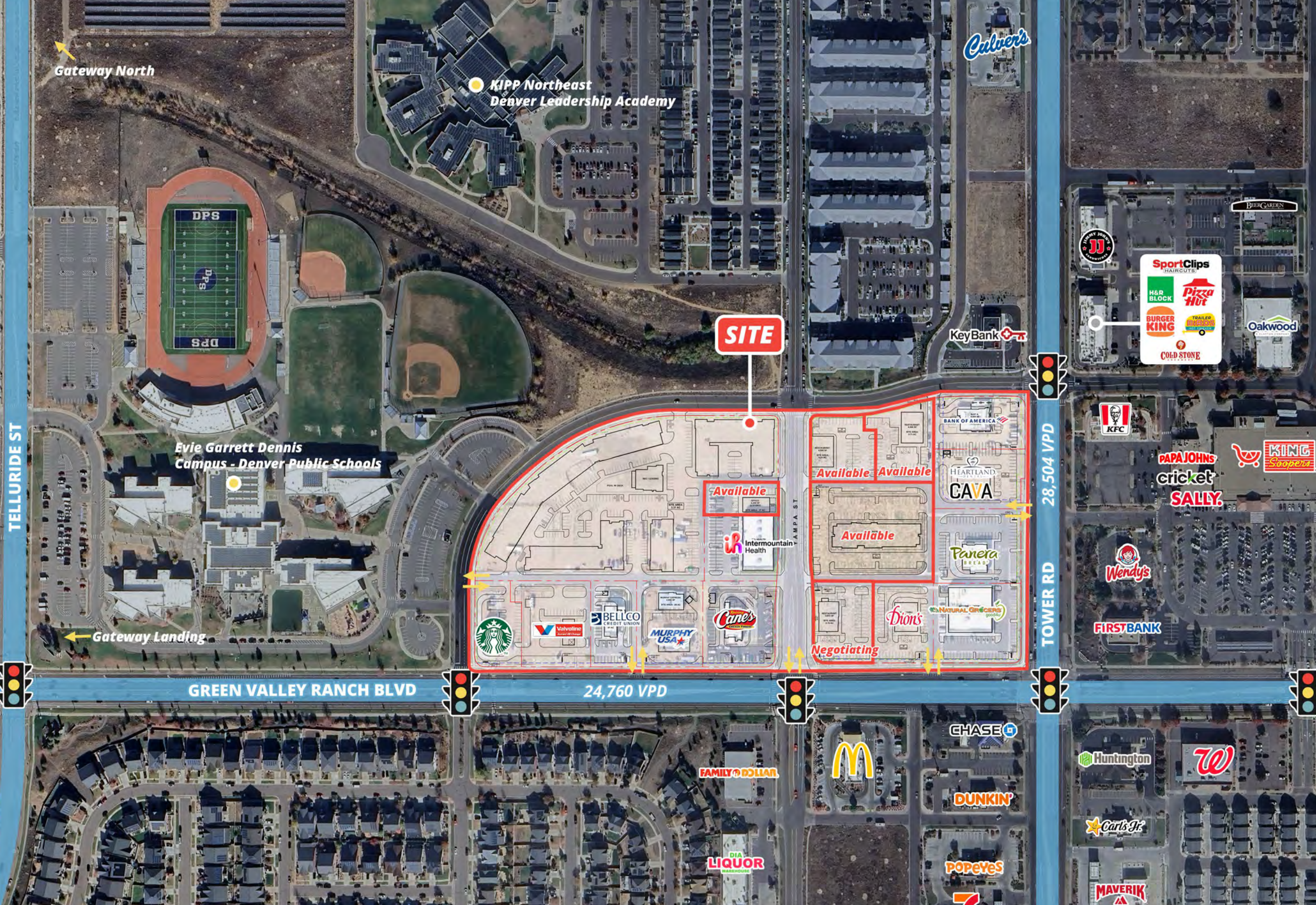
2,685+ UNITS east of Telluride St:

- +/- 855 Single Family Homes
- +/- 1830 Units



Gateway Crossing

Denver, CO



Gateway Crossing

Site Plan & Signage

Green Valley Ranch Blvd & Tower Road



MULTI-FAMILY
AVAILABLE
SCL Health
AVAILABLE
LOT NORTH OF SCL

GATEWAY CROSSING

1

MULTI-FAMILY
AVAILABLE
SCL Health
AVAILABLE
LOT NORTH OF SCL

GATEWAY CROSSING

2

STARBUCKS
BELLCO
Valvoline

Valvoline
STARBUCKS
BELLCO

MURPHY USA
Cane's

MURPHY USA
Cane's

MURPHY USA
Cane's

AVAILABLE
AVAILABLE

FIRST WATCH
THE DAYTIME CAFE
Dion's

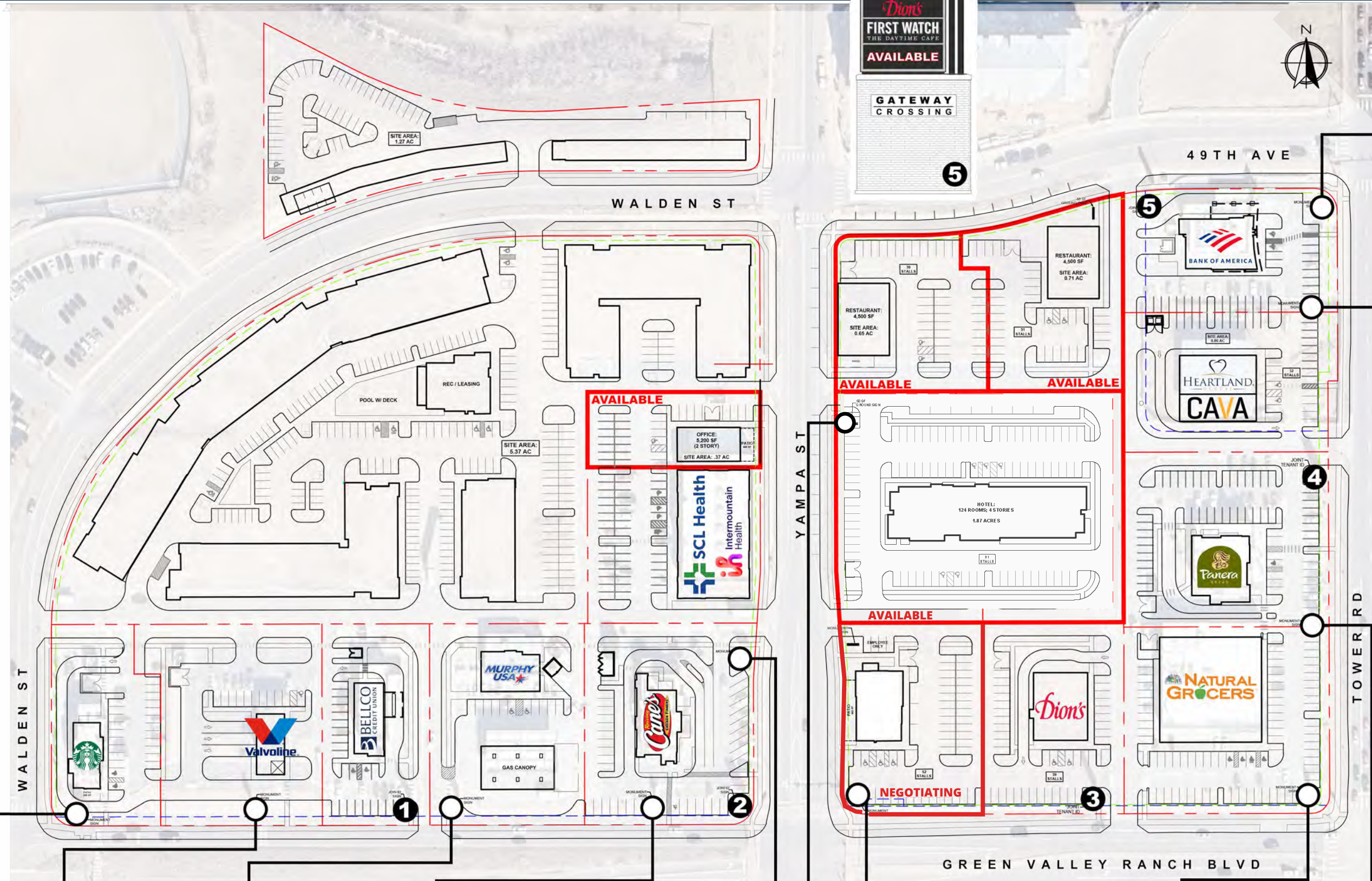
NATURAL GROCERS
Panera

NATURAL GROCERS
Panera

AVAILABLE
AVAILABLE
AVAILABLE
CAVA
AVAILABLE

GATEWAY CROSSING

3



AVAILABLE
AVAILABLE
Dion's
FIRST WATCH
THE DAYTIME CAFE
AVAILABLE

GATEWAY CROSSING

5

BANK OF AMERICA

HEARTLAND
CAVA

AVAILABLE
AVAILABLE
FIRST WATCH
THE DAYTIME CAFE
Dion's
AVAILABLE

GATEWAY CROSSING

4

AVAILABLE
AVAILABLE
AVAILABLE
CAVA
AVAILABLE

GATEWAY CROSSING

3



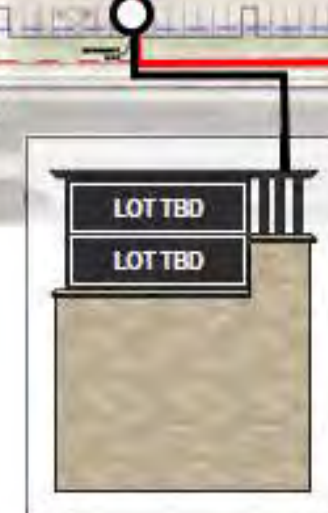
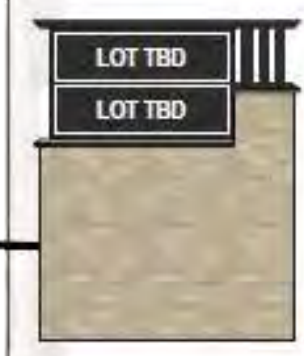
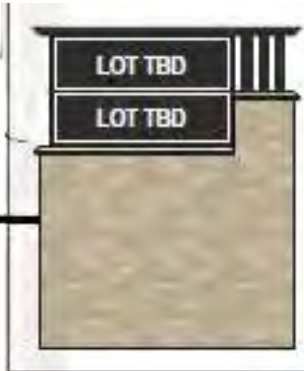
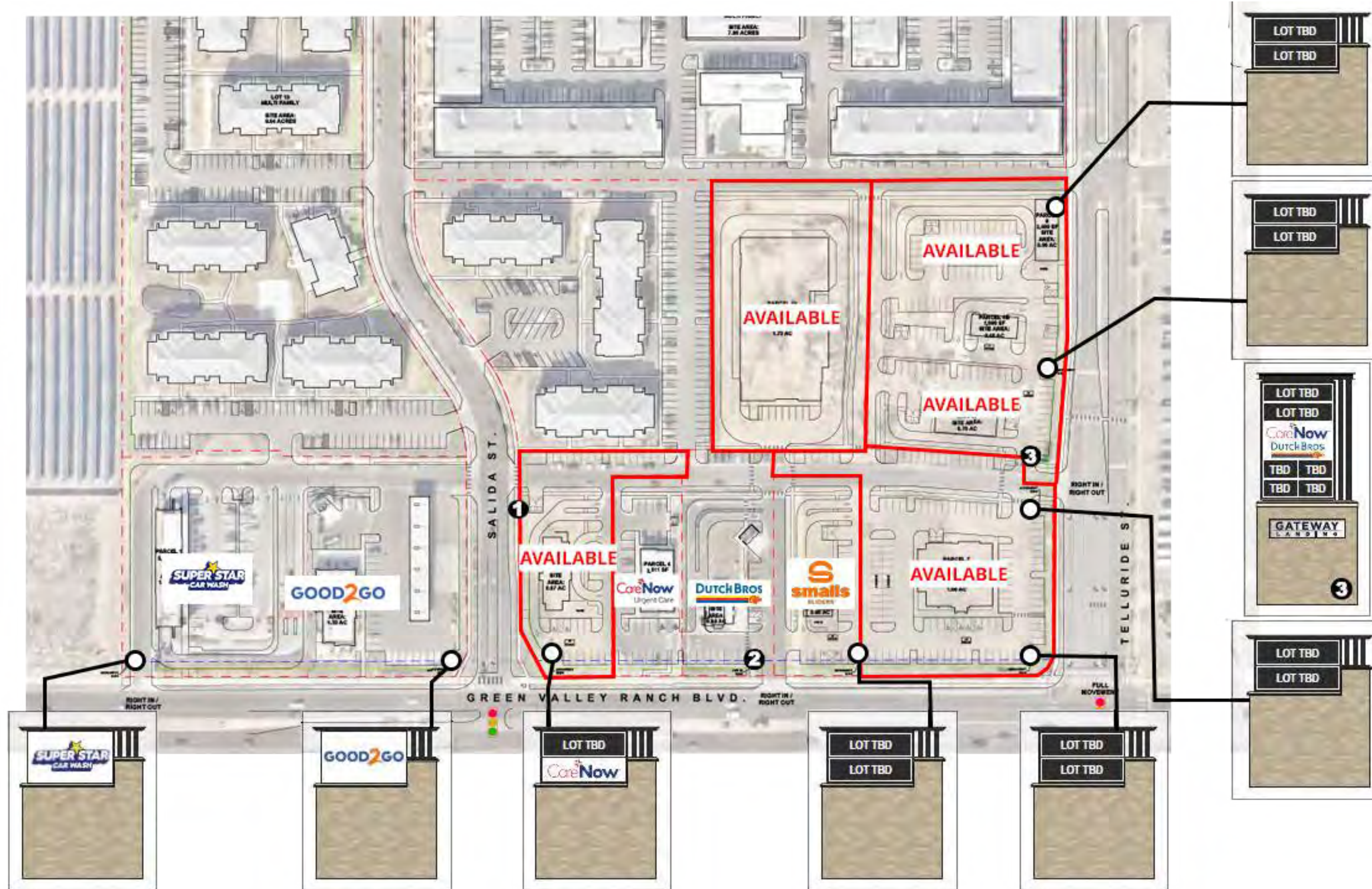
SITE

Gateway Landing
SUPER STAR CAR WASH
CareNow Urgent Care
DUTCH BROS
GOOD2GO
smalls SLIDERS

**Evie Garrett Dennis
Campus - Denver Public Schools**

**KIPP Northeast
Denver Leadership Academy**

**KIPP Northeast
Denver Middle School**



Denver International Airport
Over 30,000 Daily Employees

PEÑA BLVD



Rocky Mountain Arsenal
National Wildlife Refug

Pena Station
A Line
11 Minutes to DIA

Townsquare At
Gateway Village



Link 56



SITE

Chambers Place
Shopping Center



Chambers
Plaza



Chambers
Square



Chambers
Centre



121,804 VPD

E-470
36,242 VPD

36

70

70

287

40

30

Buckley Space
Forge Base

High Point Development
2,800 Employees
1500 Rooms
485,050 SF

William Lyon Homes
50 Acres/430 Parcels
Single Family/Townhome
Residences

First Creek
500 DU's



**First Creek
Village**
371 DU's



Green Valley Ranch
2,506 Acres
10,735 Housing Units
34,000 Residents



Oakwood Homes
2,800 Single Family

The Aurora Highlands
2,900 Acres
22,000 Units
Planned

66,338 VPD - DWIGHT D. EISENHOWER HWY

E COLFAX AVE 26,484 VPD

E 6TH AVE



Denver International Airport

- In 2023, DIA served a record-setting 77.8 million passengers (a 12.3% increase over 2022)
- Every month of 2023 set an all-time record for passenger volume
- DIA is the third-busiest airport in the U.S. and sixth in the world (based on seat capacity, 2023)
- Approximately 35 million annual domestic passengers are O&D passengers, making DIA the third-largest domestic O&D hub in the U.S.
- International traffic at DIA accounts for approximately 3 million passengers annually over 4 percent of the airport's total passenger traffic.

Far North East Area Plan

- Totalling 17 square miles, the Far Northeast Area includes Green Valley Ranch, Montbello, and the southern portion of DIA
- Currently home to over 75,000 residents, the Far Northeast Area is expected to be one of the fastest growing trade areas in the front range

Pena Station

- Comprised of two projects, totaling 490 acres with a heavy focus on office and multifamily development.

Taxes & Metro District

- Attractive and affordable mill rate = lower property taxes compared to competing projects

Build-to-Suit Options

- Ground lease and build-to-suit options available

Northeast Denver Stats

17 Square Miles

10.8% Total Denver Land Area

99,833 Residents

14% of Denver's Population

20,700 Jobs

35,480 Employed Residents

29,462 Households

9% of Denver's Households

Property Stats

44.34 Acres

Land Size

C-MU-30

Zoning

Flexible

Pad Sizes

Denver

City/County



GATEWAY LANDING | CROSSING

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