

Conceptual Site Layout

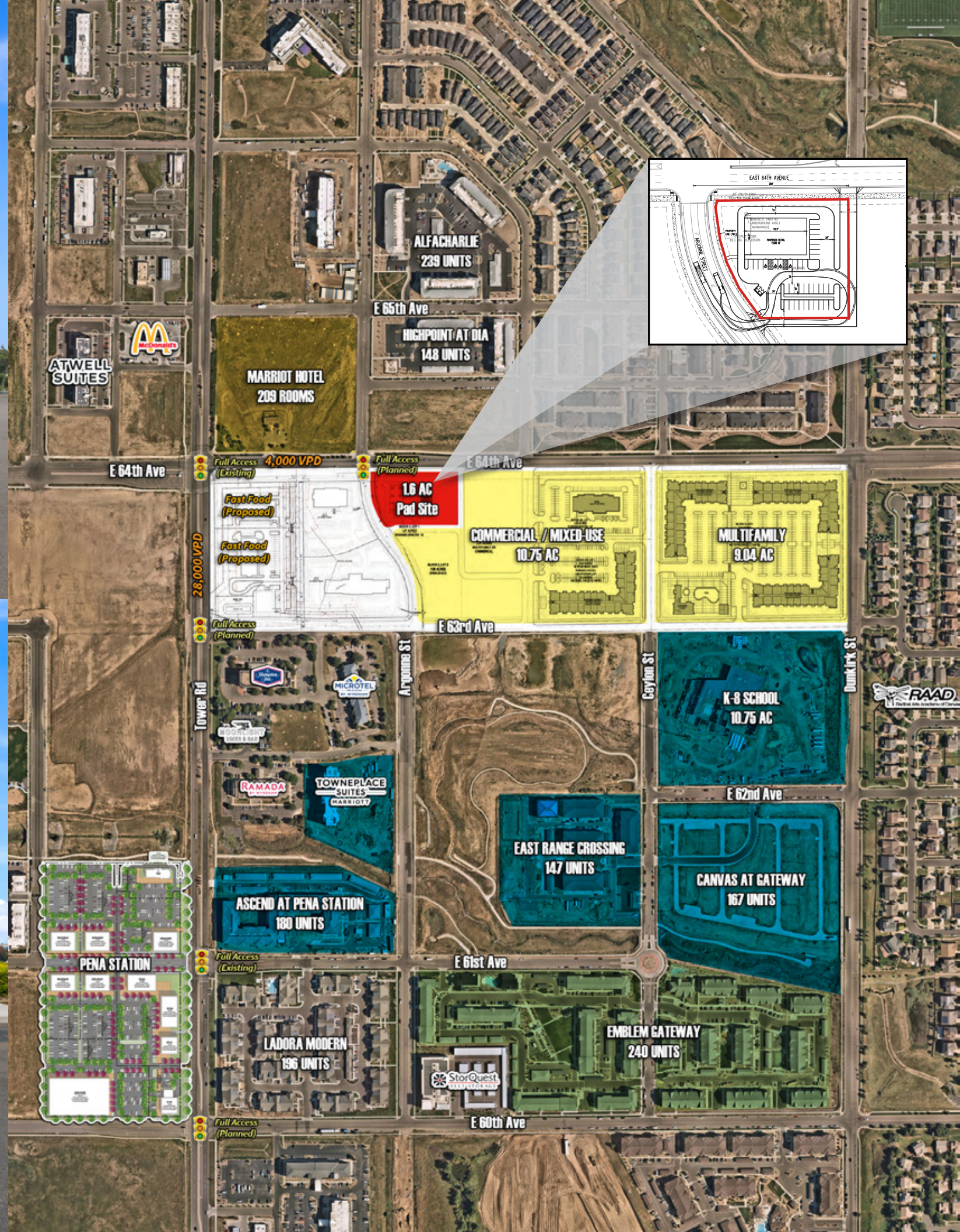
Denver Gateway Center

SEC 64th Ave & Tower Rd | Denver, Colorado 80264



Highlights

- 1.6 acre pad available for Ground Lease or 7,500 SF with end-cap drive-thru available for lease
- Strategically located at 64th & Tower in the heart of Denver's biggest industrial submarket
- Quick, easy access to I-70 via 64th Ave and Pena Blvd via Tower Rd
- High growth area with over 46,000 homes planned or under construction
- Eligible for tax credits through the Colorado Enterprise Zone Program



Current & Future Residential

Population



AREA POPULATION
GROWTH 2.45%

2023 - 552,361 Total



LABOR FORCE
POPULATION (Ages 16+)

2023 - 288,785



UNEMPLOYMENT
RATE 5.7%



MEDIAN HOUSEHOLD
INCOME

2023 - \$77,468

Housing Development



MEDIAN HOME VALUE
\$381,336

Demographics measured in 10 miles radius

Development	Existing Units	Planned Units	Build Out %
Aurora Highlands	314	12,487	2.5%
Courtland	324	324	100%
East Range Crossings	252	252	100%
First Creek	463	463	100%
First Creek Farm	112	112	100%
First Creek Village	244	244	100%
Gateway GVR	411	411	100%
Green Valley Ranch	11,216	11,216	100%
Green Valley Ranch East	243	2,800	8.7%
GVR & C&H Colorado	-	1,430	0%
HighPoint at DIA	97	1,724	5.6%
HighPoint - The Grove	561	561	100%
Hilltop at DIA	-	595	0%
Incline 45	270	270	100%
Painted Prairie	585	3,400	17%
Peña Station North	442	2,250	20%
Singletree	323	323	100%
Skydance	-	1,631	0%
The Reserve	107	400	27%
Wildhorse Ridge	270	270	100%
Windler Homestead	-	5,472	0%
TOTAL	16,234	32,189	



Location



