



**GATEWAY
TOWN CENTER**
34 71-3511
N SALIDA COURT

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Brokerage
Disclosure

1225 17th Street
Suite 1900
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SHOPPING CENTER SITE PLAN



LOCATION HIGHLIGHTS

GATEWAY TOWN CENTER
IS LOCATED NEAR

10 min to Gaylord Rockies Resort

15 min to Denver Airport

20 min to Downtown Denver

AMENITY COUNTS

WITHIN A 3 MILE RADIUS

4K

HOTEL ROOMS

22K

RESIDENCES

30K

EMPLOYEES

TRANSIT & ACCESS



RTD A-Line commuter rail



I-70, I-225, & E-470

PROPERTY FEATURES



2,800 square foot retail
space for lease



Anchored by Walmart,
Home Depot, Best Buy,
Ross, & Petco



Prime location in key
retail corridor



Strong demographics &
population growth







60 surface spaces;
5.63/1,000 ratio



Easy access to I-70,
I-225, & E-470





	1 mile	3 miles	5 miles
 POPULATION	2,433	89,037	196,494
 HOUSEHOLDS	720	27,593	62,911
 DAYTIME POPULATION	5,382	28,650	99,179
 AVERAGE HOUSEHOLD INCOME	\$82,716	\$80,892	\$77,061

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