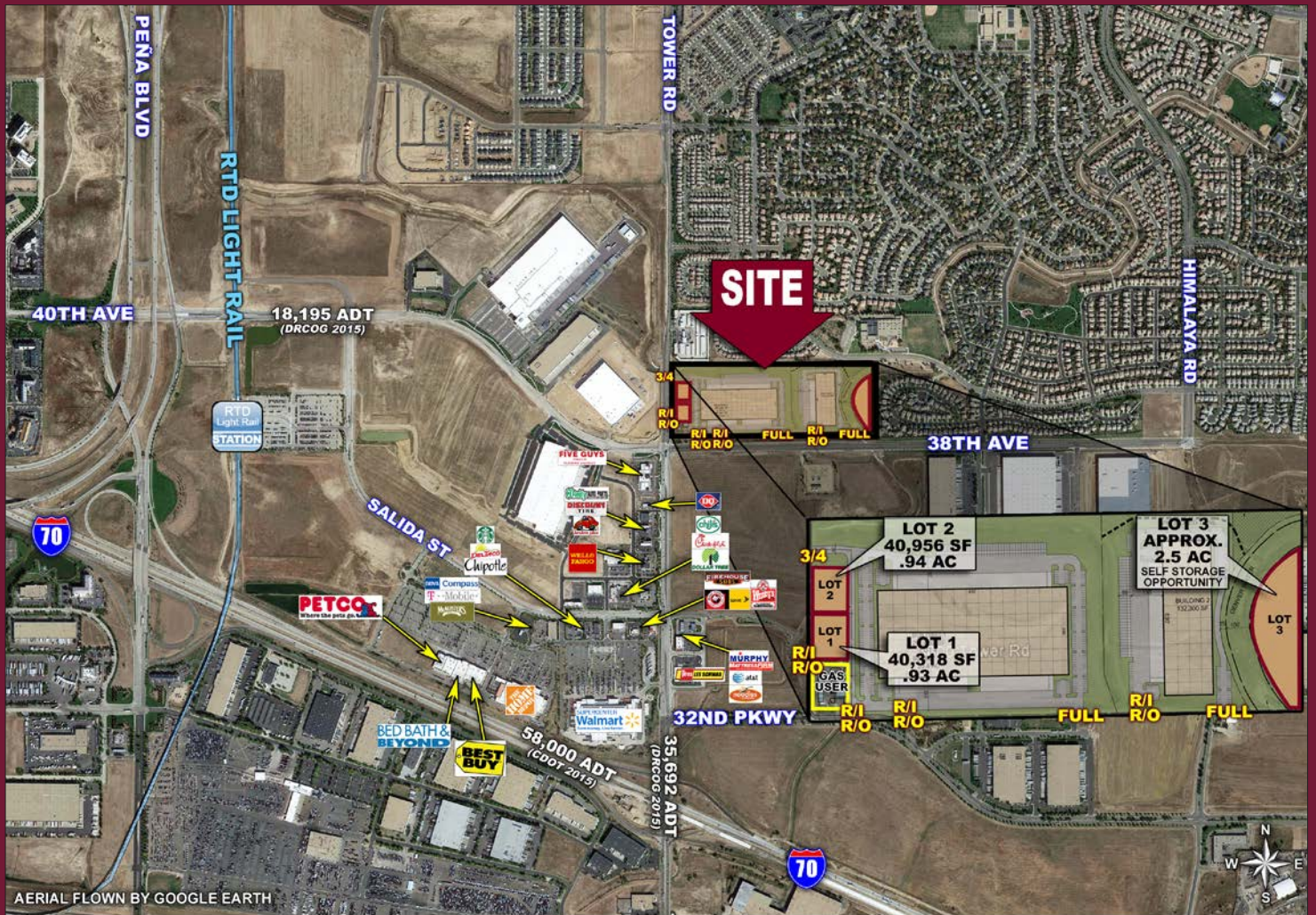


# GREEN VALLEY RANCH: PAD SITES AVAILABLE

NEC 38TH AVENUE AND TOWER ROAD | AURORA, CO



## INFORMATION

- Prime Retail Pads for sale, ground lease, or build to suit along Tower Rd:

Lot 1: 40,318 SF (0.93 AC)

Lot 2: 40,956 SF (0.94 AC)

Lot 3: Approx. 2.5 AC -

Self Storage Opportunity

- Lots 1 & 2 Combined Total:  
81,274 SF (1.87 AC)

## DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
Population	82,167	171,666	416,210
Avg. HH Inc.	\$77,926	\$76,502	\$83,147
Employees	140,955	227,529	378,810
Businesses	10,253	17,061	31,651

Source: Allocate Data 2016

## TRAFFIC COUNTS

On Tower Rd south of 32nd Ave	35,692 cars/day
On Tower Rd north of 45th Ave	22,142 cars/day

Source: DRCOG 2015

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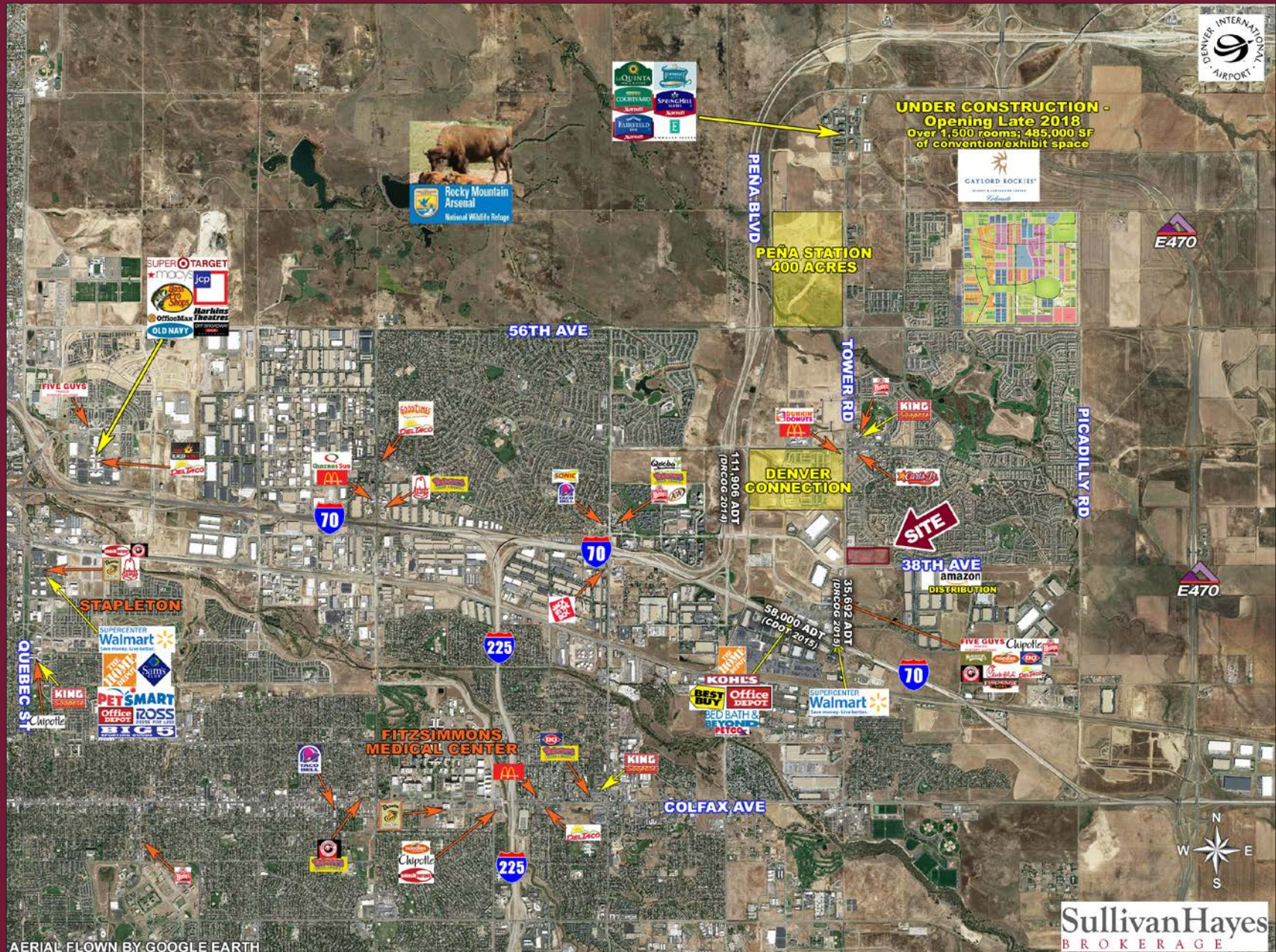
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