

56TH AVENUE & DUNKIRK STREET - NWC

PADS & LAND AVAILABLE FOR SALE



ANCHORS, PADS, SHOPS & LAND AVAILABLE FOR SALE, LEASE & BUILD TO SUIT



INFORMATION

- Pads and land available up to 5 acres for retail, residential, or industrial
- Interchanges at both Pena Blvd and E470 Freeway
- City of Denver- C-MU-20 zoning
- 326 new class A apartment units under construction on adjacent lot.
- Huge residential growth, new hotels including the new Gaylord Hotel & Convention Center and Panasonic Enterprise Solutions campus.

TRAFFIC COUNTS

| | |
|-------------------------------|-------------------------------|
| On 56th Ave east of Tower Rd | 13,715 cars/day |
| On 56th Ave east of Pena Blvd | 14,094 cars/day* |
| On Tower Rd north of 56th Ave | 18,303 cars/day |
| On Tower Rd south of 56th Ave | 16,478 cars/day |
| Pena Blvd south of 56th Ave | 110,000 cars/day ¹ |

Source: DRCOG 2013, *2016 CDOT '2017

DEMOGRAPHICS

| | 1 MILE | 3 MILE | 5 MILE |
|-------------------|----------|----------|----------|
| Est. Population | 9,968 | 64,322 | 126,255 |
| Avg Household Inc | \$72,085 | \$73,585 | \$65,059 |
| Employees | 1,626 | 988 | 5,049 |

Demographics Source: Applied Geographic Solutions 2017



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