



GROUND LEASE OFFERING

50th & Tower Road

5035 Tower Road · Denver, Colorado 80249 · Green Valley Ranch

±0.97

ACRES

APPROVED

DRIVE-THRU

QSR

PLANS IN HAND

2

FRONTAGES

■ EXECUTIVE SUMMARY

BLURIVER Commercial Advisors presents a ±0.97-acre ground lease at the northwest corner of Tower Road and E 50th Avenue, one of the last undeveloped pads on the most active retail stretch in Green Valley Ranch.

The corner carries what this trade area no longer produces: approved drive-thru use and a full quick-service restaurant plan set already designed and approved for the parcel. Horizontal work is largely behind it. The site is rough graded, storm infrastructure sits off-site, roads are in, and utilities are available within the frontage road.

The context is stronger than the parcel alone. Denver International Airport moved 82.4 million passengers in 2025 and supports 244,172 Colorado jobs. Link 56, a 150-acre, \$235 million Target-anchored district is under construction six-tenths of a mile north with Portillo's, Starbucks, Black Rock Coffee and 7-Eleven signed. United Airlines is building a 114-acre flight training campus for roughly 5,000 employees at Tower and 64th. The A Line runs to downtown Denver and to the airport terminal from stations minutes away.

For a national tenant, the calculus is short: a signalized corner with dual frontage, entitlements in hand, 87,007 residents inside three miles, and a construction pipeline that adds demand rather than competing supply.

THE SHORT VERSION

Approved drive-thru, approved QSR plans, and one of the last open corners on Tower Road.

82.4M

DEN PASSENGERS, 2025

\$47.2B

ANNUAL ECONOMIC IMPACT

244,172

COLORADO JOBS SUPPORTED

87,007

RESIDENTS · 3-MILE RADIUS

\$100,324

MEDIAN HH INCOME · 80249

16,478

VEHICLES PER DAY · TOWER RD

■ IDEAL FOR

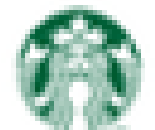
Quick-Service Restaurant · Coffee / Drive-Thru Beverage · Fast-Casual ·
Bank / Credit Union · Medical & Urgent Care · Convenience Retail ·
Pharmacy · Auto Service

Sources: Denver International Airport (2026); CDOT Aviation Economic Impact Study (2025); ESRI (2026); ACS 2024 5-Year Estimates; ESRI Traffic Counts (2025).



LINK 56 - COMING SOON

 **TARGET**

  **Mister CAR WASH**
Portillo's

Residence Inn    **RAMADA** 
     **HOME 2**  **MICROTEL** 

 **DEN** DENVER INTERNATIONAL AIRPORT

MOMENTUM
AT FIRST CREEK
APARTMENTS
200 UNITS

 **HYATT PLACE**

Panasonic

SABINE
APARTMENTS
280 UNITS

Culver's



THE RANCH
AT FIRST CREEK
APARTMENTS
250 UNITS

uchealth


SPROUTS
FARMERS MARKET

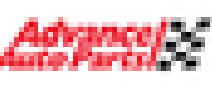


GREEN VALLEY RANCH
MASTER-PLANNED
NEIGHBORHOOD
~10,000-12,000 UNITS

PENNA BLVD

56TH AVE (29,465 VPD)

TOWER ROAD (39,000 VPD)



DISTRIBUTION CENTERS



amazon

KIPP NORTHEAST
DENVER MIDDLE
SCHOOL

KING
Sugars

Walgreens

MAVERIK

Wendy's

KFC

SPORTCLIPS



GREEN VALLEY RANCH CLEANERS
DAVID'S NAILS & SPA

TOWER ROAD
ASIAN MARKET
RELAXING HUB



NATURAL
GROCERS

TANAKA

CAVA

Bank of America

KeyBank

LIQUOR

FAMILY
DOLLAR

Carib's

AMERICAN
LEGION

RELCO

Valvoline

Starbucks

SABINE
APARTMENTS
280
UNITS

GREEN VALLEY RANCH BLVD (41,000 VPD)

TOWER ROAD (39,000 VPD)



Culver's

DISTRIBUTION CENTERS



DSST: GREEN VALLEY RANCH MIDDLE SCHOOL

**DENVER**
THE MILE HIGH CITY

HEADQUARTERS
  
  

KIPP NORTHEAST DENVER LEADERSHIP ACADEMY

PENA BLVD

SABINE APARTMENTS
280 UNITS



TOWER ROAD (39,000 VPD)

GROUND LEASE RATE

\$4.00

PSF · LAND

MINIMUM TERM

15

YEARS

ESCALATIONS

ANNUAL

NEGOTIABLE

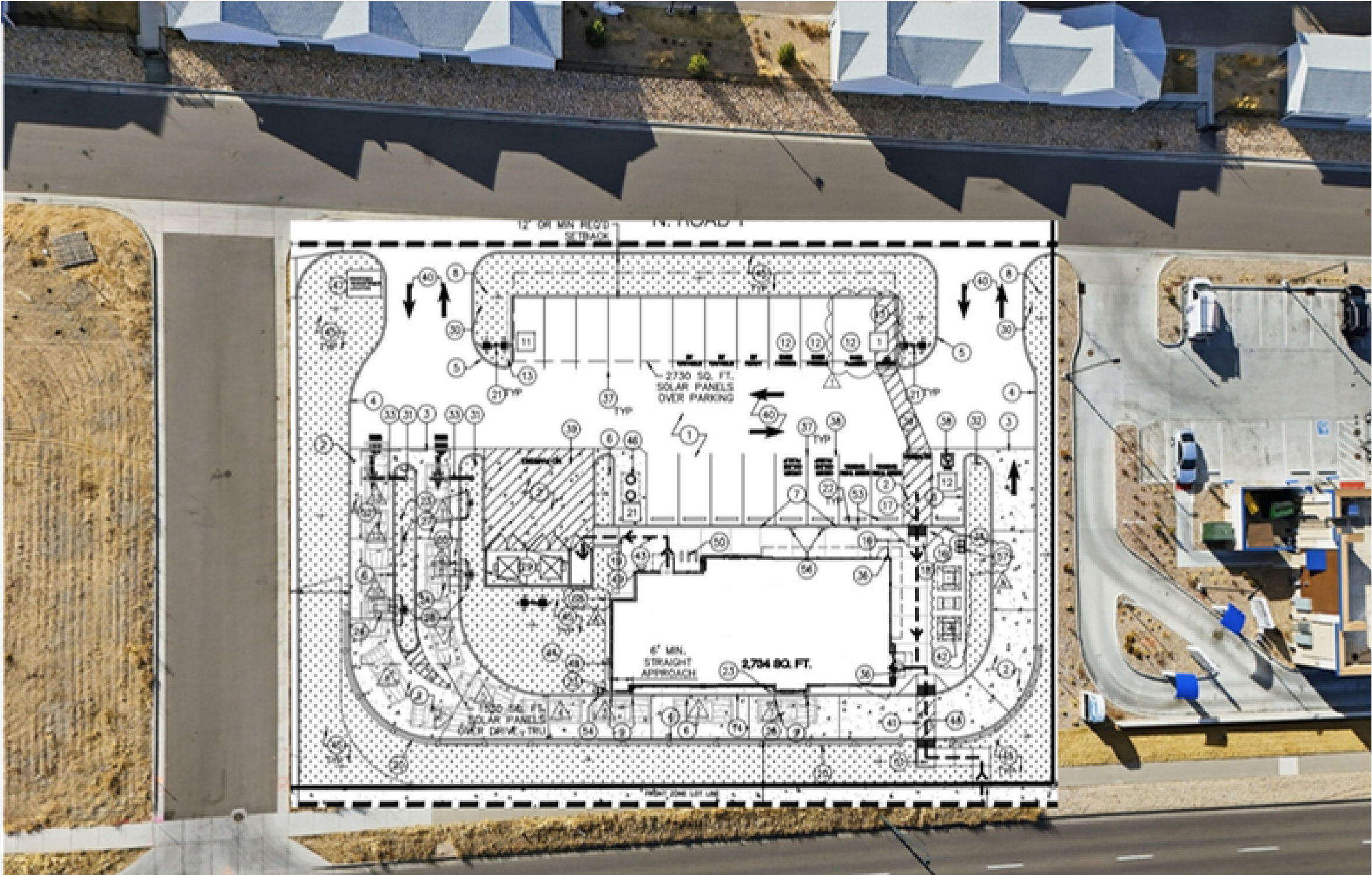
LEASE SUMMARY

Offering	Ground Lease
Site Area	±0.97 Acres (±42,253 SF)
Ground Lease Rate	\$4.00 PSF — Land
Initial Term	15 Years Minimum
Escalations	Annual · Negotiable
Permitted Uses	Bank
Delivery	Rough graded · Roads in · Utilities at frontage
Available	Immediately

SITE & ENTITLEMENT

Frontage	Dual frontage — Tower Road & E 50th Avenue
Drive-Thru	Approved
Plans	QSR plan set previously approved
Approved Building	±2,734 SF per approved plan set
Grading	Rough graded; storm infrastructure off-site
Utilities	Available within the frontage road
Zoning	CM-U-20
APN	161-06-007

Ground lease rate and term are subject to negotiation. Prospective tenants should verify all data independently.



Site plan reflects a previously approved submittal. Prospective tenants should verify current entitlement status independently.

■ ENTITLEMENT IN HAND

A full quick-service restaurant plan set was previously designed and approved for this parcel — a ±2,734 SF building with a drive-thru, solar canopies over the parking field and the drive-thru lane, and a striped queue that clears the frontage road.

For a tenant, that removes the two slowest line items in a ground-up program: securing drive-thru approval, and running a site plan through review from a blank sheet. Plans are available to qualified prospects on request. Any tenant is free to submit its own prototype.

±2,734 SF

APPROVED BUILDING

APPROVED

DRIVE-THRU USE

SIX REASONS A NATIONAL TENANT COMMITS HERE

01 Drive-Thru Is Already Approved

The single hardest entitlement in this trade area is in place. Drive-thru use is approved on the corner — no variance, no hearing, no timeline risk.

02 A Full QSR Plan Set, Previously Approved

A complete quick-service restaurant plan set for a ±2,734 SF building was designed and approved for this parcel. It transfers the design work and the review cycle to the next tenant.

03 One Of The Last Undeveloped Pads On Tower Road

This stretch of Tower Road is effectively built out. Supply is constrained by the absence of remaining corners, not by demand.

04 Dual Frontage On A Signalized Grid

Tower Road carries 16,478 vehicles per day at the site and 19,433 at Green Valley Ranch Boulevard. E 50th Avenue provides the second access point.

05 Rooftops Are Already Delivered

87,007 residents live within three miles, in a submarket where new multifamily and single-family product continues to deliver against a thin retail base.

06 The Airport Economy Is The Floor

DEN moved 82.4 million passengers in 2025 and supports 244,172 Colorado jobs. Tower Road is the retail edge of that economy.

Traffic counts: ESRI, 2025. Demographics: ESRI, 2026. Airport figures: Denver International Airport, January 2026; CDOT, 2025.



■ THE SPINE OF NORTHEAST DENVER RETAIL

Tower Road is the north–south spine of northeast Denver retail, connecting Green Valley Ranch to I-70, Peña Boulevard and Denver International Airport. Between 40th Avenue and 64th Avenue the corridor has absorbed a decade of national-brand expansion, and the next wave is under construction less than a mile from this corner.

LINK 56 — 56th Avenue & Tower Road

±0.6 miles north of the site · Under construction

150 acres

Master-planned mixed-use site

±250,000 SF

Retail and commercial at build-out

150,799 SF

Target anchor store

~2,000 units

Residential at full build-out

\$235 million

Phase I investment

<800 feet

To the RTD A Line at Peña Station

SIGNED AND ANNOUNCED

Target

Portillo's

Starbucks

Black Rock Coffee

7-Eleven

Mister Car Wash

Chick-fil-A (±5,033 SF) and Panda Express (±2,697 SF) are planned on a ±9-acre pad site directly across Tower Road.

■ ESTABLISHED CO-TENANCY

56th & Tower — Sprouts-anchored center

■ Sprouts Farmers Market (23,300 SF)

■ Corner Bakery Café

■ Ent Credit Union

■ Dazbog Coffee

■ Pacific Dental Services

■ The Learning Experience

■ Prairie Pediatrics

Sources: Mile High CRE, April 2025; Mortenson; Naked Denver, February 2026. Source: Mile High CRE; Evergreen Devco.



Northeast toward the retail strip and Town Center Park



North up Tower Road toward E 56th Avenue and Link 56



West across Tower Road — multifamily and the Denver skyline



Northwest — the national retail corridor and in-place rooftops

THE CORNER

Photographed July 16, 2026. The pad is rough graded with roads, curb and walk already in place. What a tenant inherits is a buildable corner, not a raw parcel.

±0.97

ACRES

2

FRONTAGES

APPROVED

DRIVE-THRU

±2,734 SF

APPROVED BUILDING

■ WHAT IS BEING BUILT AROUND THIS CORNER

United Airlines Flight Training Campus

±1.7 mi north · Tower Rd & 64th Ave

114-acre campus with 12 new flight simulators and capacity for approximately 5,000 employees. Facilities planned to open to employees in fall 2027.

CBS Colorado

Link 56

±0.6 mi north · 56th Ave & Tower Rd

150 acres, ±250,000 SF of retail anchored by a 150,799 SF Target, ~2,000 residential units and 27 acres of parks. Phase I investment of \$235 million.

Mile High CRE, 2025

Peña Station NEXT

±2 mi north · 61st & Peña A Line station

490-acre transit-oriented district. 65 acres released in July 2025 for up to 3 million SF of build-to-suit office and tech. Plan includes 1,400 apartments, 10 hotels and 172,000 SF of retail.

Bisnow, July 2025

The Aurora Highlands

±6 mi southeast · E-470 & Tower Rd

Master-planned community of approximately 4,000 acres. Original plan contemplates ~23,000 homes and ~60,000 residents at full build-out over a 20-year horizon.

Developer; Denverite, 2017 · planned figures

Denver Spur

Green Valley Ranch · east of Peña Blvd

74-acre proposal for 684 apartment homes with 17 acres reserved for a future K-8 school and a 6-acre public park. Rezoning under City Council review.

Denverite, April 2026 · proposed

Outlook GVR II

Green Valley Ranch · 4507 N Rifle Way

268 apartment homes plus carriage homes on 12.25 acres. Concept review approved November 2024; site development plan in progress.

DevelopingMyCity · in process

Planned, proposed and in-process figures are developer or municipal representations and are not guarantees of delivery. Prospective tenants should verify independently.

■ THE ENGINE NINE MILES NORTH

82,427,962

PASSENGERS, 2025

4th

BUSIEST AIRPORT IN THE U.S.

\$47.2B

ANNUAL IMPACT TO COLORADO

244,172

COLORADO JOBS SUPPORTED

Vision 100

DEN's long-range plan targets 100 million annual passengers. The airport's capital pipeline totals approximately \$13 billion. A \$2.1 billion Great Hall phase concluding in 2027, plus roughly \$12.8 billion of additional projects sized for 120 million travelers a year by 2045.

39 New Gates Delivered

The completed Gate Expansion Program added 39 concourse gates and 30% more gate capacity across Concourses A, B and C at a budgeted cost of \$2.5 billion.

Route Growth

Nine new nonstop destinations launch in 2026. DEN now serves 34 international destinations across 20 countries.

Employment Runway

DEN and CDOT project 447,386 Colorado jobs supported upon completion of the Vision 100 program in 2032.

Sources: Denver International Airport, January 2026; CDOT Division of Aeronautics, 2025 Colorado Aviation Economic Impact Study; Governing, 2025. Vision 100 job and passenger targets are projections.

COLORADO'S LARGEST RESORT AND CONVENTION CENTER

Gaylord Rockies Resort & Convention Center anchors the visitor economy on this side of the metro. It is the largest combined resort and convention center in Colorado, and Cvent ranked it the #2 top meeting hotel in North America for 2026. More than 80% of its guests come from outside Colorado. A 2024 expansion added the 12,118 SF Mountain View Pavilion, more than 14,000 SF of outdoor terraces and the 328-seat Copper Table restaurant.

1,501

GUEST ROOMS

485,000+

SF OF MEETING & EXHIBITION SPACE

1.9M SF

TOTAL FACILITY ON 85 ACRES

#2

TOP MEETING HOTEL, N. AMERICA

MAJOR EMPLOYERS & DEMAND DRIVERS NEARBY

Amazon DEN8

1,100,000 SF fulfillment center in Aurora with 1,000+ full-time employees.

Majestic Commercenter

1,500+ acre industrial park at I-70 & Tower Road with capacity for up to 7 million SF at build-out.

Panasonic CityNOW

Smart-city operations at Peña Station NEXT, alongside a 226-room Hyatt Place.

Colorado Air & Space Port

Licensed spaceport approximately seven miles from DEN; Signature Flight Support and McAir Aviation on site.

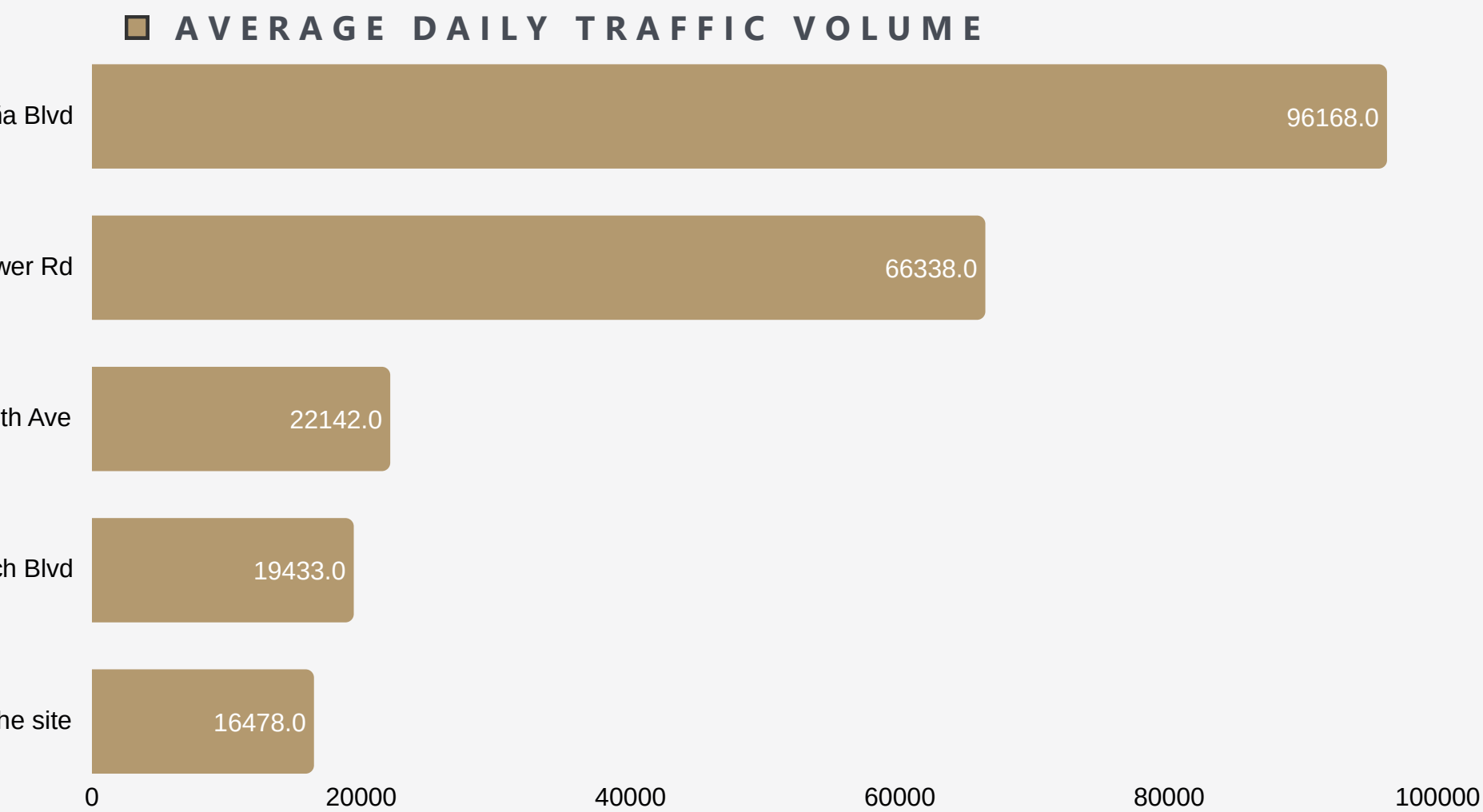
United Airlines

114-acre flight training campus with capacity for approximately 5,000 employees, opening 2027.

Gaylord Rockies

1,501 rooms and 485,000+ SF of convention space drawing national conference demand year-round.

Sources: Gaylord Hotels; Cvent, 2026; PR Newswire. Employer figures: Wells Companies; Denver7; Majestic Realty; Adams County; CBS Colorado.



DRIVE TIMES	
Denver International Airport terminal	±9 miles
I-70 interchange at Tower Road	±2 miles
Downtown Denver via the RTD A Line	about 37 minutes

Sources: RTD, Facts & Figures and 10-year A Line release, February 2026; ESRI Traffic Counts, 2025. Mileages are approximate.

RTD A Line

23 miles, 8 stations, Union Station to DEN in about 37 minutes. Trains every 15 minutes from 6 a.m. to 8 p.m. Nearest stops: 61st & Peña and 40th & Airport Boulevard.

Rising Ridership

5.9 million boardings in 2024. Annual ridership rose 4.3% in 2025 the strongest growth of any RTD commuter rail line — and January 2026 boardings were up 17.7% year over year.

Peña Boulevard

The airport's primary arterial carries more than 100,000 vehicles per day past the Green Valley Ranch interchange.

Interstate 70

Direct interchange at Tower Road, 66,338 vehicles per day, connecting the corridor to downtown Denver and the Front Range.

TRADE AREA • 1, 2 AND 3-MILE RADII

	1 MILE	2 MILES	3 MILES
Total Population	20,113	60,393	87,007
Total Businesses	252	738	1,313
Total Employees	2,917	12,207	22,937
Employee / Population Ratio (per 100)	14.5	20.2	26.4

TOP INDUSTRIES • 3-MILE LABOR FORCE



\$100,324

MEDIAN HOUSEHOLD INCOME • ZIP 80249

ACS 2024 5-Year Estimates

36,794

POPULATION • ZIP 80249

U.S. Census / ACS

11,005

OCCUPIED HOUSEHOLDS • ZIP 80249

U.S. Census / ACS

4.2M

PROJECTED REGIONAL POPULATION BY 2050

DRCOG small-area forecast • projected

Demographics reflect 1-, 2- and 3-mile radii from 5035 Tower Road, Denver, CO 80249. Source: ESRI forecasts for 2026; U.S. Census. Figures are estimates; prospective tenants should verify independently.

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This offering memorandum has been prepared to provide summary, unverified financial and physical information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. BLURIVER Commercial Advisors has not made any investigation, and makes no warranty or representation with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCBs or asbestos, the compliance with local, state and federal regulations, or the physical condition of the improvements thereon.

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For tour, plans and lease terms

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50th & Tower Road

5035 Tower Road
Denver, Colorado 80249

±0.97 ACRES

SITE AREA

\$4.00 PSF

GROUND LEASE RATE — LAND

15 YEARS

MINIMUM TERM

APPROVED

DRIVE-THRU USE

IN HAND

APPROVED QSR PLAN SET