

THE FLYWAY

Community Feel. Regional Draw. Explosive Growth.

The Flyway is anchored by Costco and accompanied by a dynamic mix of local businesses, vibrant dining options, and community retailers. The Flyway is a 32 acre, 223,000 +/- square foot retail destination in Northeast Denver presenting unique opportunities to draw local, regional and national traffic. The location on Peña Boulevard will attract 22 million cars annually (123,000 +/- cars daily), with over 3,000+ nearby hotel rooms, and 69 million airport passengers per year. The Flyway will be part of one of the fastest growing trade areas in Colorado with over 40,000+ new residential units proposed alongside existing and strong community roots.

Join The Flyway now. Multi-tenant buildings anticipated end of Q3 2025.





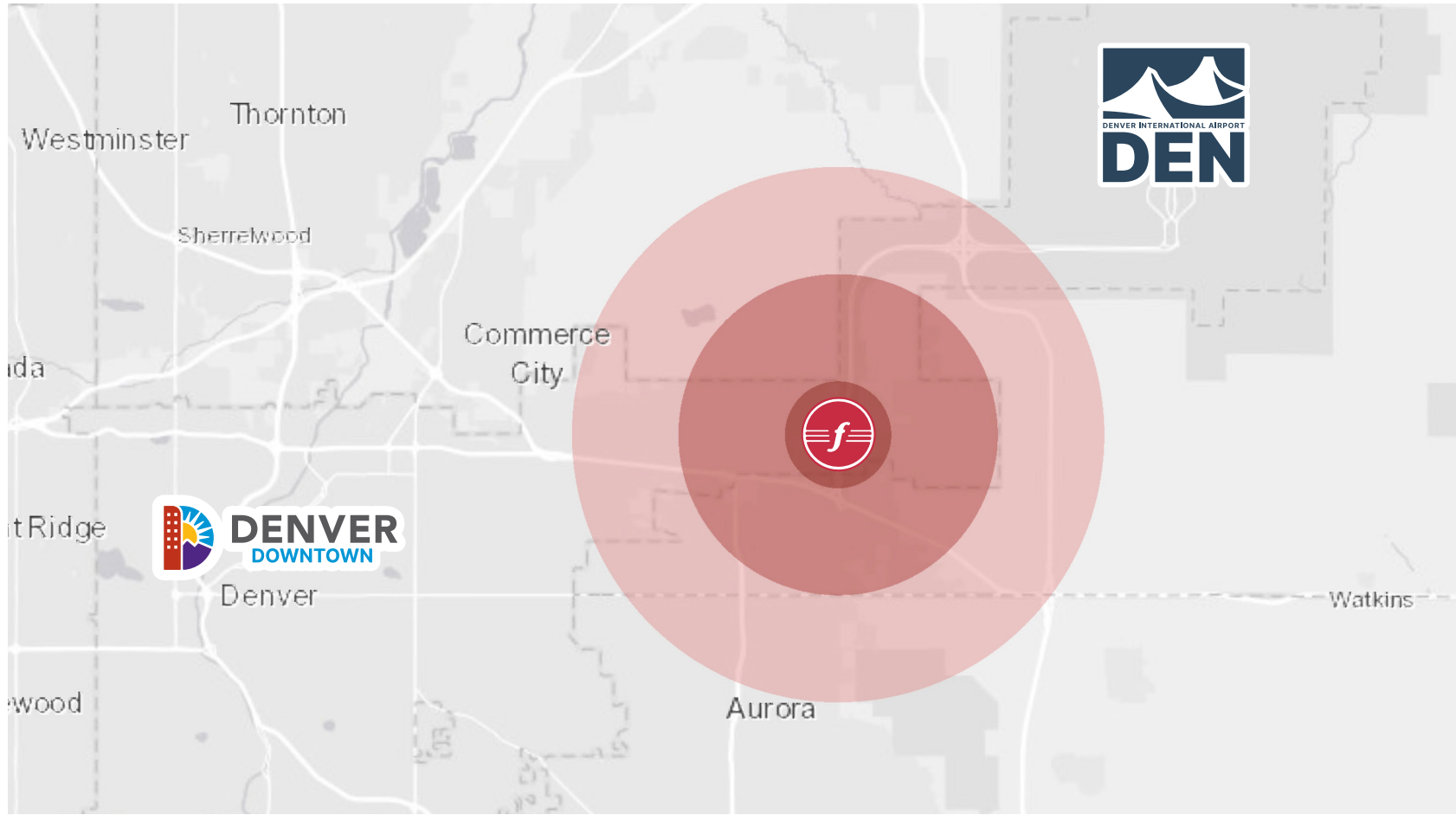
AVERAGE CARS PER DAY ON PEÑA BLVD
124,189



POPULATION WITHIN 5 MILES
201,916

DAYTIME POPULATION WITHIN 3 MILES
86,706

AVERAGE HOUSEHOLD INCOME WITHIN 3 MILES
\$101,787





GREEN VALLEY RANCH BLVD

R-IN
R-OUT

11,000 ADT

MEMPHIS ST

LOT 11
.803 AC

LOT 10

LOT 9

LOT 8
.896 AC

TRACT A
+/- 0.21 AC

R-IN
R-OUT

LOT 12
.746 AC

BUILDING B

BUILDING C

LOT 7
1.102 AC

AIRPORT WAY

FULL
TURN

LOT 13
.557 AC

ACADEMY BANK
Mt. Fuji

8,400 SF

PLAZA

R-IN
R-OUT

7,000 SF

NOIRE
NAILS

8,200 SF

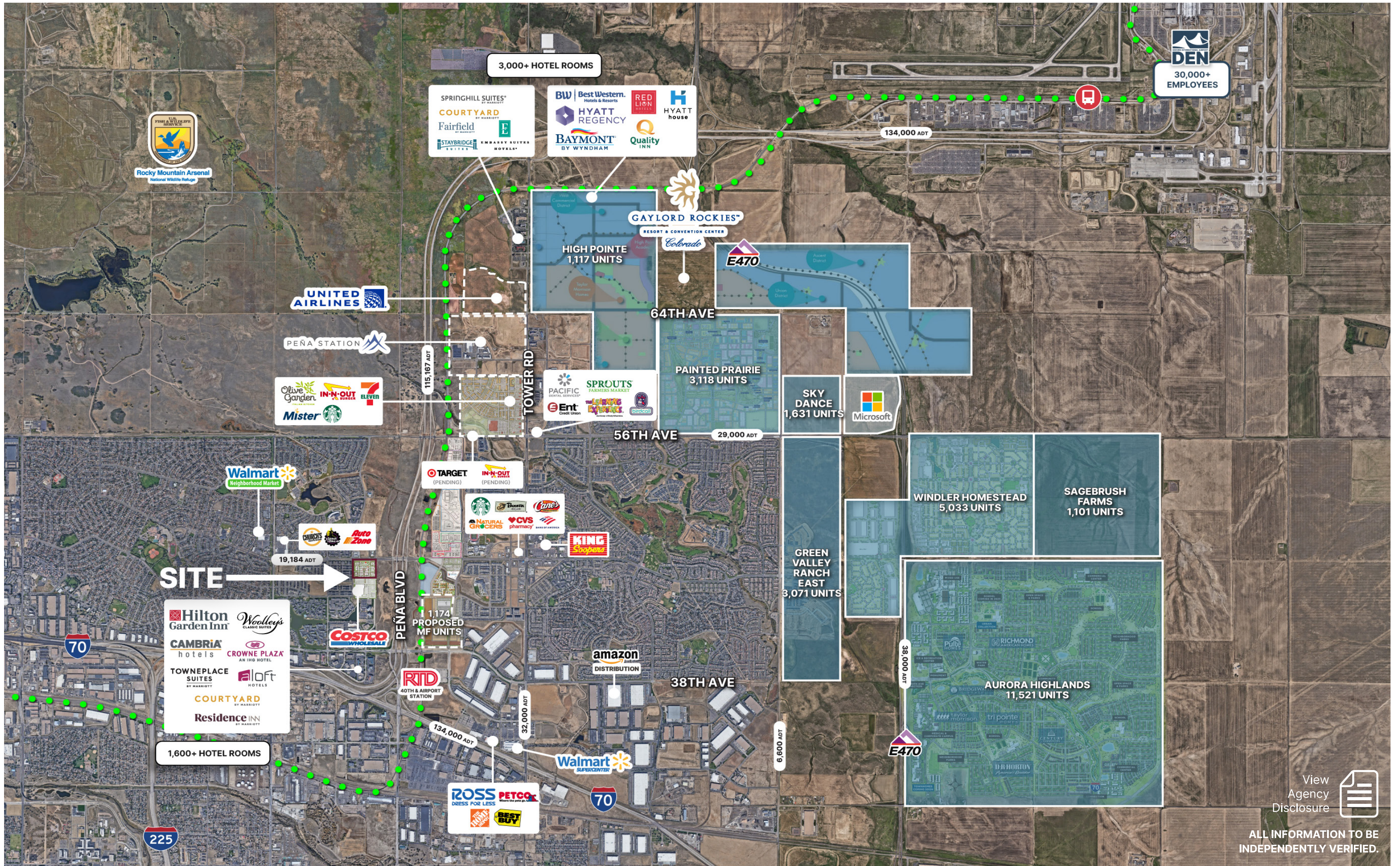
xfinity

IN
ESCROW

OPEN SPACE TRACT +/- 0.94

R-IN
R-OUT





View Agency Disclosure

ALL INFORMATION TO BE INDEPENDENTLY VERIFIED.



RETAIL LEASING

SullivanHayes
BROKERAGE

DEVELOPERS

GOLDBERG
PROPERTIES
DENVER
CONNECTION

ANCHORED BY

COSTCO
WHOLESALE



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THE
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