

150-ACRE MIXED-USE PROJECT

POTENTIAL USES

Retail, Restaurant, Medical, and Service Oriented Retailers

TRAFFIC

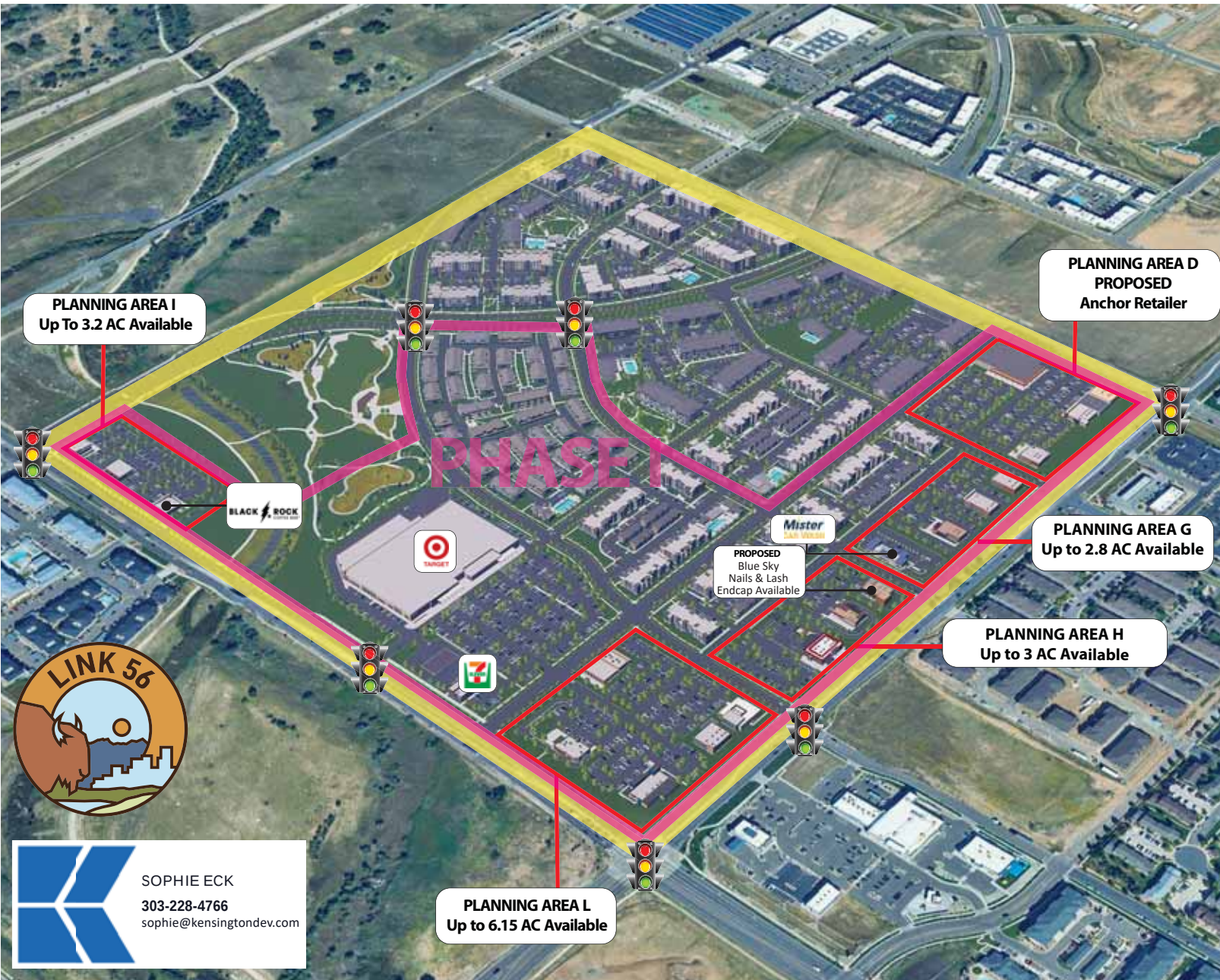
56th Avenue	29K VPD
Tower Road:	18K VPD
Pena Boulevard:	101K VPD

SPECIAL FEATURES

- 150-acre mixed-use development at the NWC of 56th Ave and Tower Rd intersection.
- Phase I is now under construction including Target, 215 Apartment Units, 170 Townhome Units, and other retail
- Fully entitled mixed-use development to include 2,000 residential units at full build out.
- Directly adjacent to Pena Station light rail stop which provides direct access to Denver downtown and DEN International Airport.
- General Development plan and zoning allows for a wide variety of uses. The site is zoned a mix of C-MU-10, C-MU-20, and C-MU-30.

DEMOGRAPHICS

POPULATION	3 Mile	67,059
	5 Mile	122,890
DAYTIME POPULATION	3 Mile	12,187
	5 Mile	42,924
AVERAGE HH INCOME	3 Mile	\$90,923
	5 Mile	\$82,214





SOPHIE ECK
303-228-4766
sophie@kensingtondev.com

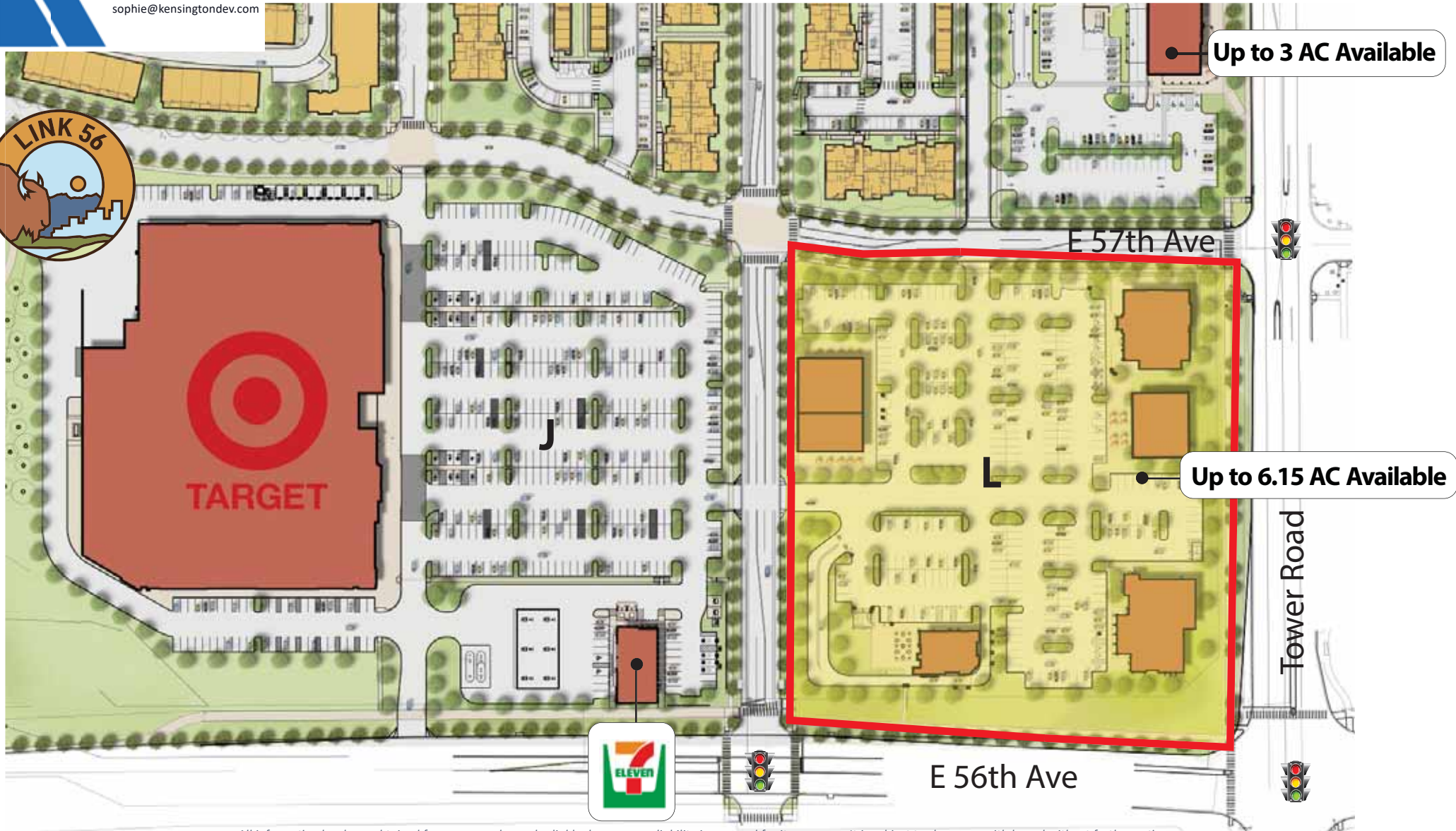
All information has been obtained from sources deemed reliable; however, no liability is assumed for its accuracy. It is subject to change or withdrawal without further notice.



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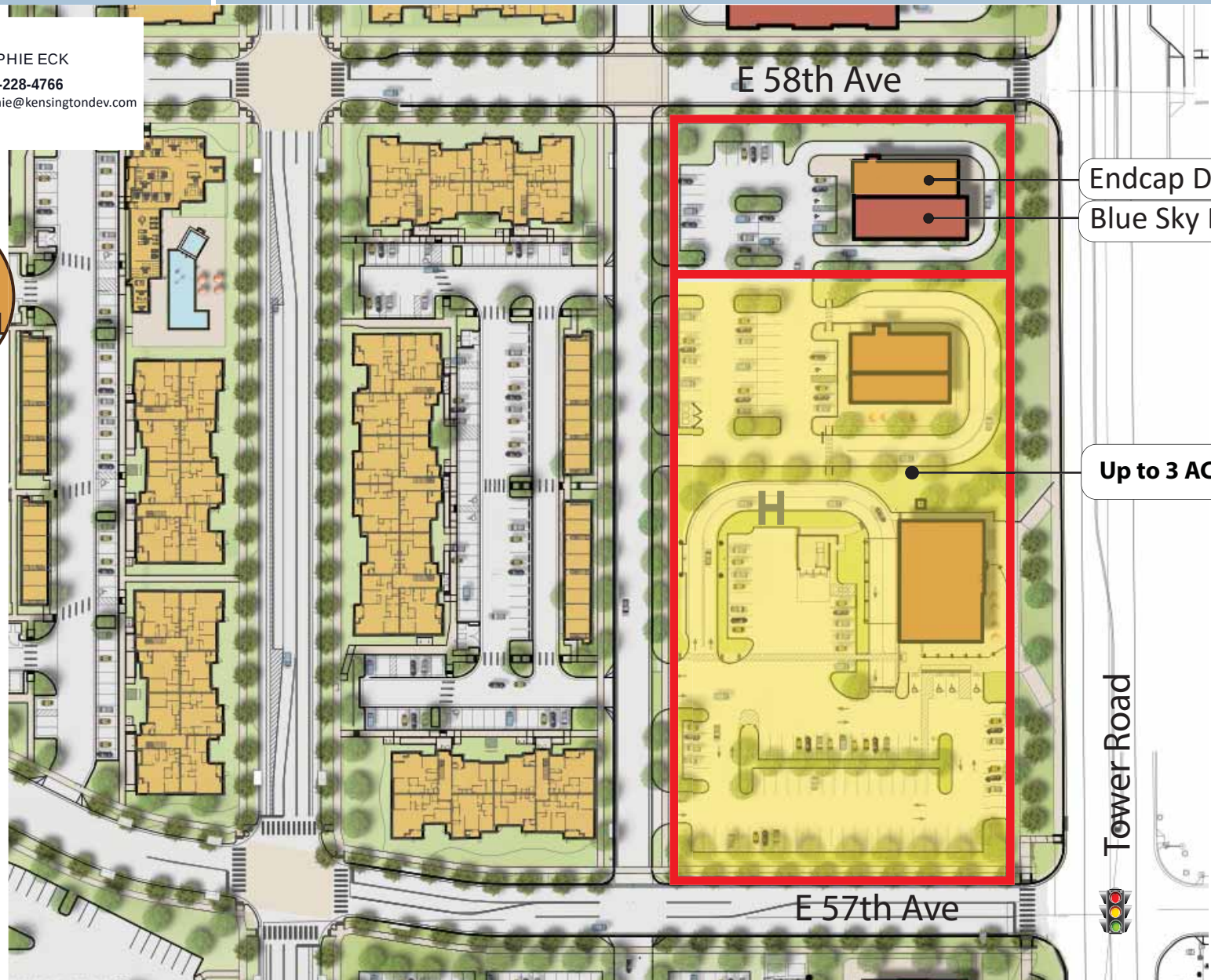
303-228-4766

sophie@kensingtondev.com





SOPHIE ECK
303-228-4766
sophie@kensingtondev.com



E 58th Ave

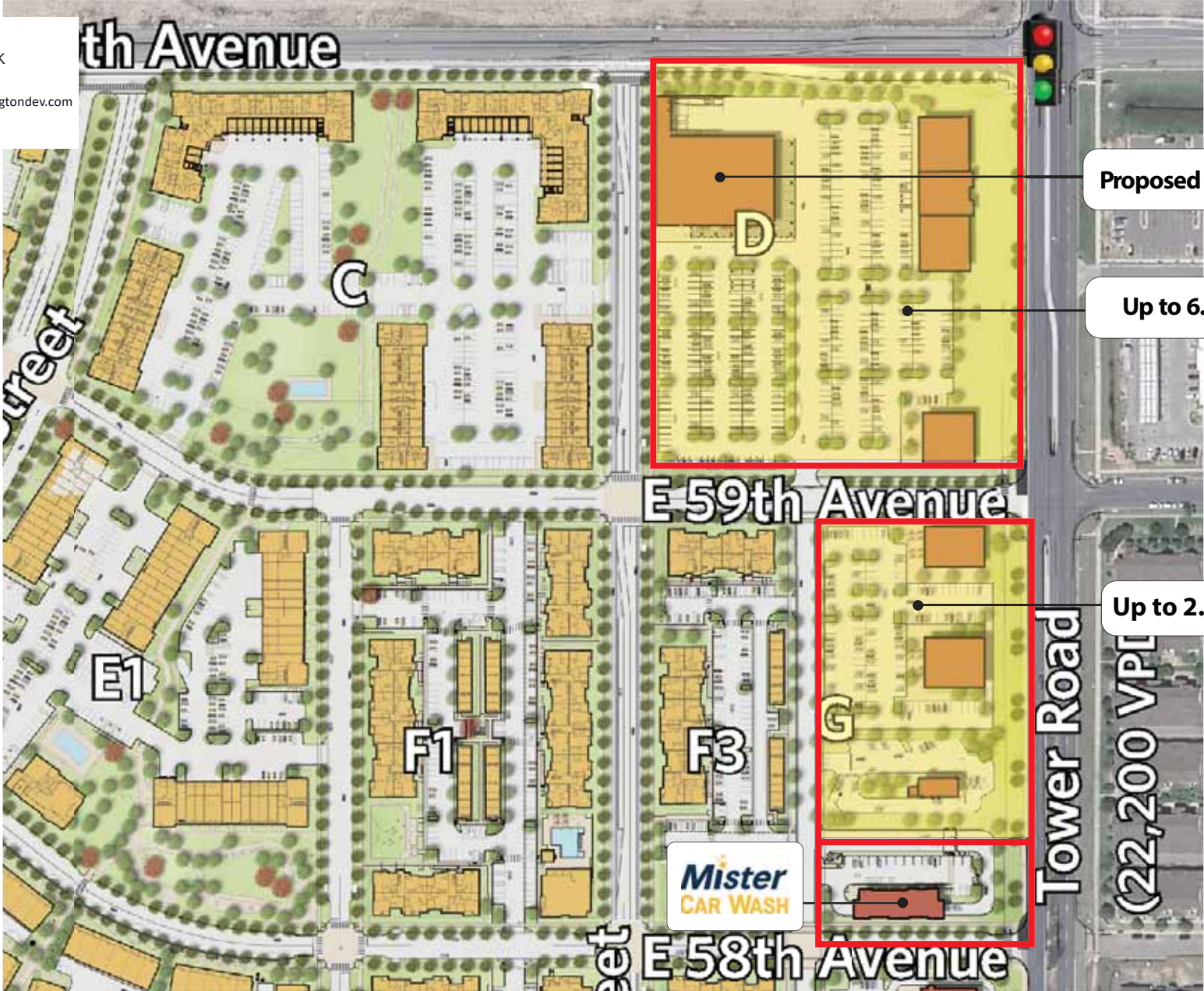
E 57th Ave

Endcap Drive-Thru Available
Blue Sky Nails & Lash

Up to 3 AC Available

Tower Road

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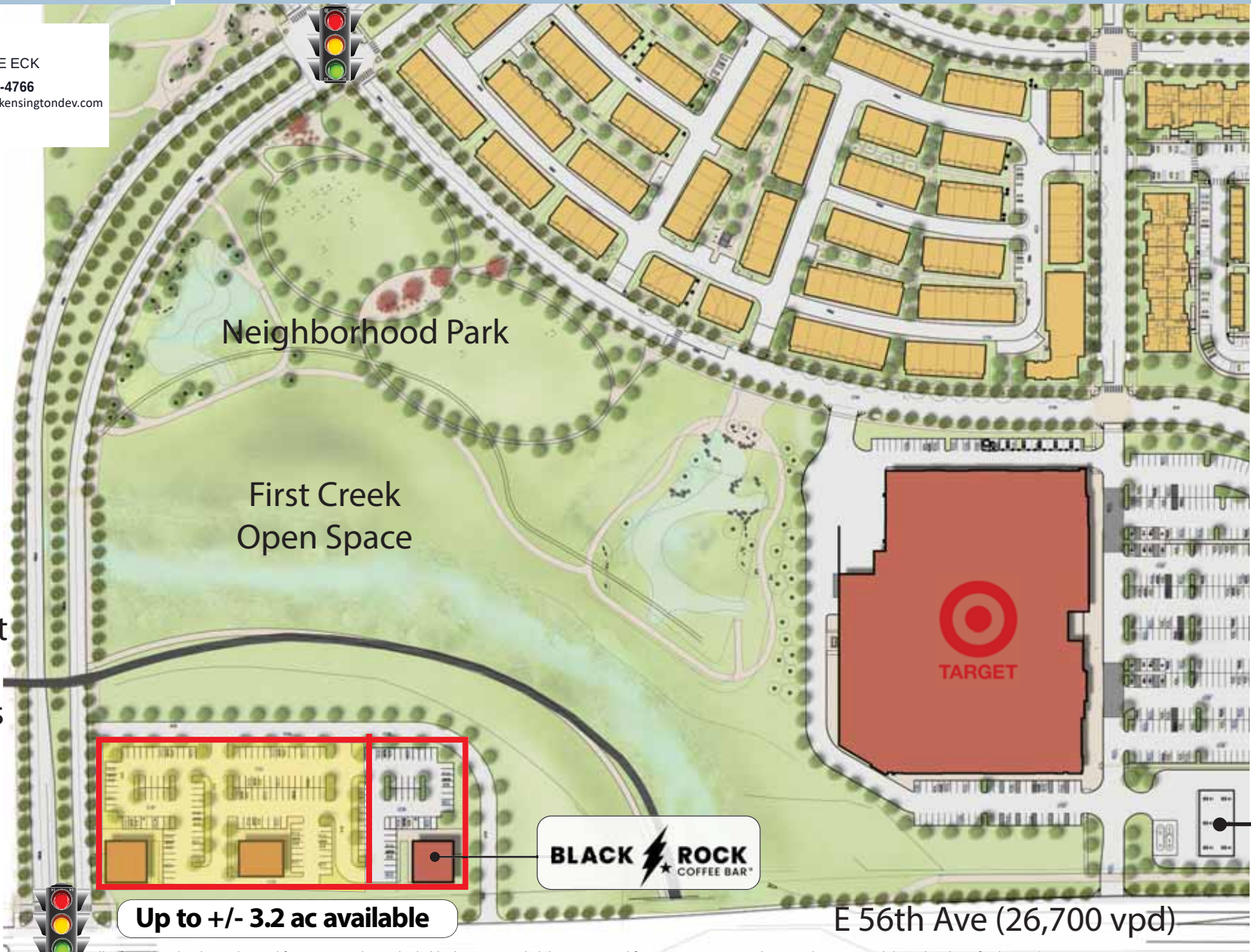
Proposed Anchor Retailer

Up to 6.86 AC Available

Up to 2.8 AC Available



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Future First
Creek Trail
Underpass

Up to +/- 3.2 ac available

E 56th Ave (26,700 vpd)

TARGET AND 7-ELEVEN RETAIL LOOKING NORTH



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