

±75 AC For Sale at NEC of Dunkirk & High Point Blvd



# High Point

@ DUNKIRK



# PARCEL SUMMARY

Strategically located at the northeast corner of High Point Boulevard and Dunkirk Road, High Point @ Dunkirk is a highly coveted infill opportunity within the Airport submarket. As one of the final developable sites in the area, the property offers immediate proximity to a diverse mix of retail and hotel amenities, along with superior access to E-470 and Peña Boulevard - both reachable in under five minutes via multiple interchanges. The Mixed-Use Airport (MU-A) zoning district provides developers with considerable flexibility by permitting a combination of residential, commercial, office, and supporting uses within a single master-planned area, rather than

segregating uses by category. This mix aligns with broader city planning goals to encourage diverse, integrated development near major economic drivers like Denver International Airport and key transportation corridors, offering opportunities to create balanced projects that include housing, employment, commercial services, and hospitality components. Because the allowed use types reflect Aurora's comprehensive plan for balanced growth and activity centers, MU-A can support a range of development strategies, improve market appeal, and facilitate cohesive project design that responds to multiple demand drivers.



## PROPERTY OVERVIEW



**AURORA**  
CITY

**ADAMS**  
COUNTY

**±75 AC**  
SITE SIZE

**MU-A**  
ZONING

**ENTERPRISE ZONE**  
ADAMS COUNTY

**ROUGH GRADE**  
CONDITION

**AURORA MUNICIPAL CODES**

### UTILITIES

**CITY OF AURORA**  
SANITARY SEWER

**CITY OF AURORA**  
WATER

**XCEL ENERGY**  
POWER/GAS

# AREA HIGHLIGHTS



## ESTABLISHED MARKET DEMAND

Supported by Denver's Largest and Most Active Submarket



## LIMITED AVAILABILITY

of Developable Land in the Area



## STRATEGIC LOCATION

within Denver's Hottest Industrial Submarket

- » Third busiest airport in the U.S.
- » Located in the heart of the Airport industrial submarket which makes up nearly 84M SF of existing industrial inventory
- » Sixth busiest airport in the world
- » Served 82.4M passengers in 2024
- » Colorado's major economic engine, generating over \$33.5B annually

## KEY SURROUNDING TENANTS

**amazon**

**Kroger**

**FedEx**

**pepsi**

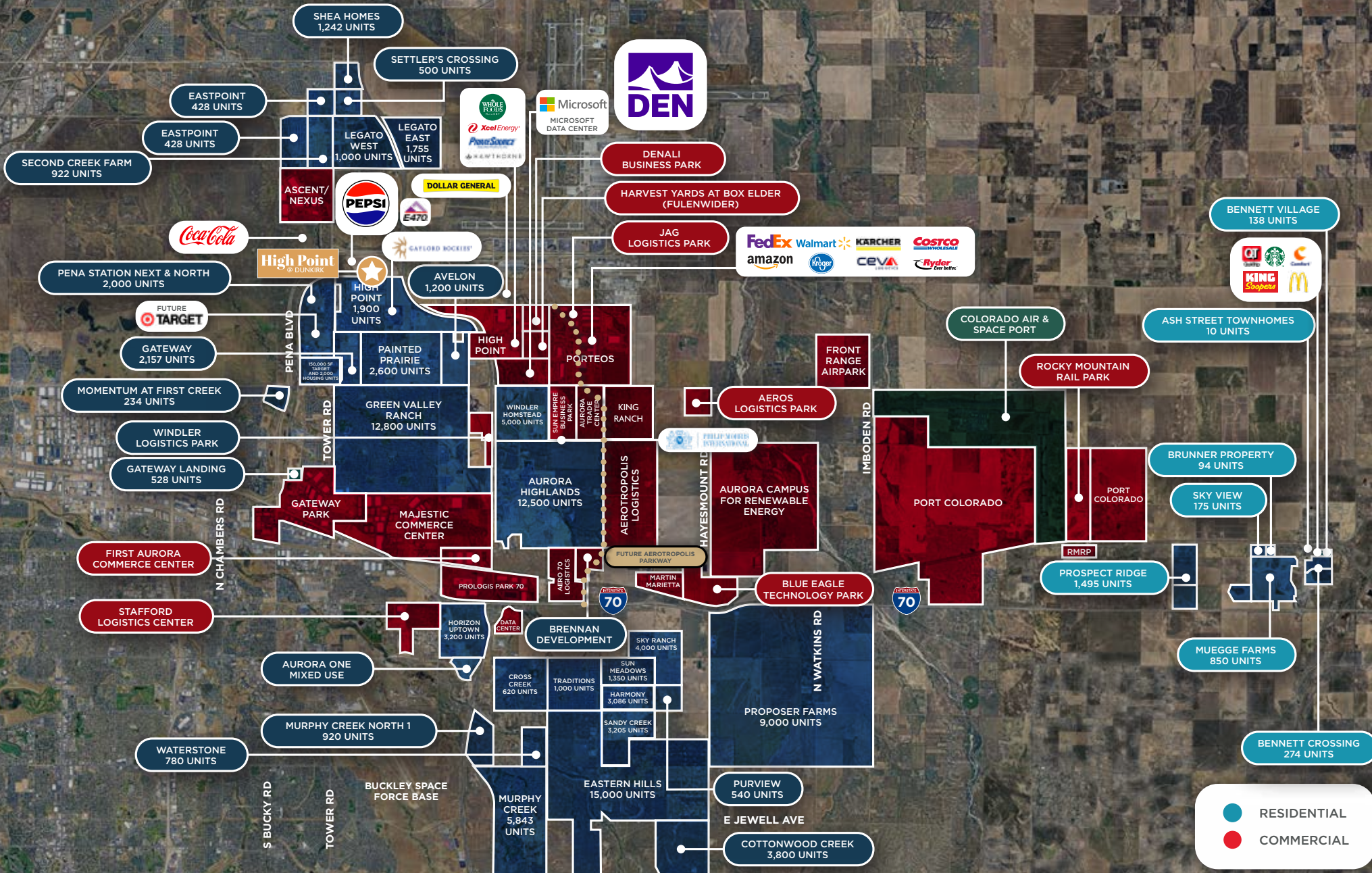
**Walmart**

**COSTCO  
WHOLESALE**

**DOLLAR GENERAL**



# DEVELOPMENT-RICH COMMUNITY



- RESIDENTIAL
- COMMERCIAL

# INDUSTRY LEADING REGION

## PROMINENT CORPORATE NEIGHBORS



**CEVA**  
LOGISTICS

**SYMBIA**  
LOGISTICS

**GE** APPLIANCES

E470

**WHOLE FOODS**  
MARKET

DENVER  
INTERNATIONAL  
AIRPORT

ROCKY MOUNTAIN  
ARSENAL NATIONAL

**pepsi**

**HD SUPPLY**  
FACILITIES MAINTENANCE

**High Point**  
@ DUNKIRK

**KARCHER**

**COSTCO**  
WHOLESALE

PENNA BLVD

**amazon**

**Kroger**

COLORADO AIR  
AND SPACE PORT

**AMEN**  
Production

**Whirlpool**

**ESSENDANT**

**GM** GENUINE  
PARTS

**niagara**  
REFRIGERATION

**ups**

**Safilo**  
GROUP

**FERGUSON**

E470



# DEVELOPMENT POSSIBILITIES



## BROAD MIX OF USES

Supports residential, office, commercial, hospitality, and employment uses in one district, offering flexibility to tailor projects to market needs.



## AIRPORT-ORIENTED ECONOMIC GROWTH

Designed to leverage Denver International Airport, attracting corporate offices, business parks, and airport-supporting industries.



## RESIDENTIAL DIVERSITY

Allows a range of housing types and densities near activity centers to support jobs and community.



## HIGH-QUALITY COMMERCIAL POTENTIAL

Supports office, corporate campus, and supporting commercial uses that benefit from visibility and transportation access.



## HOSPITALITY AND SUPPORT SERVICES

Hotel and conference facilities are encouraged to complement employment and travel activity.



## FLEXIBLE BUT PLANNED DEVELOPMENT

Master-planned developments are enabled, offering cohesive, integrated projects rather than isolated uses.



## SUPPORTING COMMERCIAL RETAIL

Allows retail and service uses that support workers and residents without requiring regional draw traffic.

# DENVER MARKET

Denver is the largest city in Colorado and the state's capital. While once regularly ranked among the top places to live in the U.S., Denver continues to attract a vibrant population with its blend of urban lifestyle and outdoor access, despite recent shifts in national livability rankings. The city remains a powerhouse for business and career opportunities—regularly ranked among the top metros for young professionals and one of the healthiest cities in the country.

The professional, scientific, and technical services sector continues to anchor Denver's economy and remains a primary driver of job growth. This growth is supported by a highly educated, increasingly younger workforce drawn to the area's dynamic lifestyle and career opportunities.

Home to some of the fastest-growing counties in the nation, the Metro Denver region attracts and retains businesses through a competitive business climate, robust transportation infrastructure, diversified economy, and deep talent pool. Key industries include aerospace, aviation, biosciences, financial services, healthcare, information technology, and telecommunications. The region also maintains strong ties to the energy and natural resources sectors, with firms such as Chevron, Liberty Energy, and Halliburton maintaining a presence due to proximity to the mineral-rich Rocky Mountains.

Strategically located just 340 miles from the geographic center of the continental U.S., Denver's central position makes it a key logistics hub. This advantage has fueled growth in the warehousing, e-commerce, and distribution sectors, with companies like Amazon, FedEx, and UPS expanding operations in the region. The metro's centrality has also supported growth in telecommunications, with major players like Comcast, Dish Network, and Lumen Technologies operating significant facilities.

Denver International Airport (DEN) is the third busiest airport in North America and the sixth busiest globally by passenger volume, handling more than 82 million travelers in 2024. The East Rail Line provides a direct connection between DIA and Downtown Denver, and continued transit-oriented development around Union Station has helped attract global capital and international businesses to the city.

## BY THE NUMBERS

### #3

For State Tech Employment  
2025 *Toward a More  
Competitive CO*

### #3

Ranked State Overall  
For Education  
*US News & World Report*

### TOP 20

Highest GDP Per Capita  
Among U.S. Metro Areas  
*City-Data.com*

### #10

For State Corporate Taxes  
2025 *Toward a More  
Competitive CO*

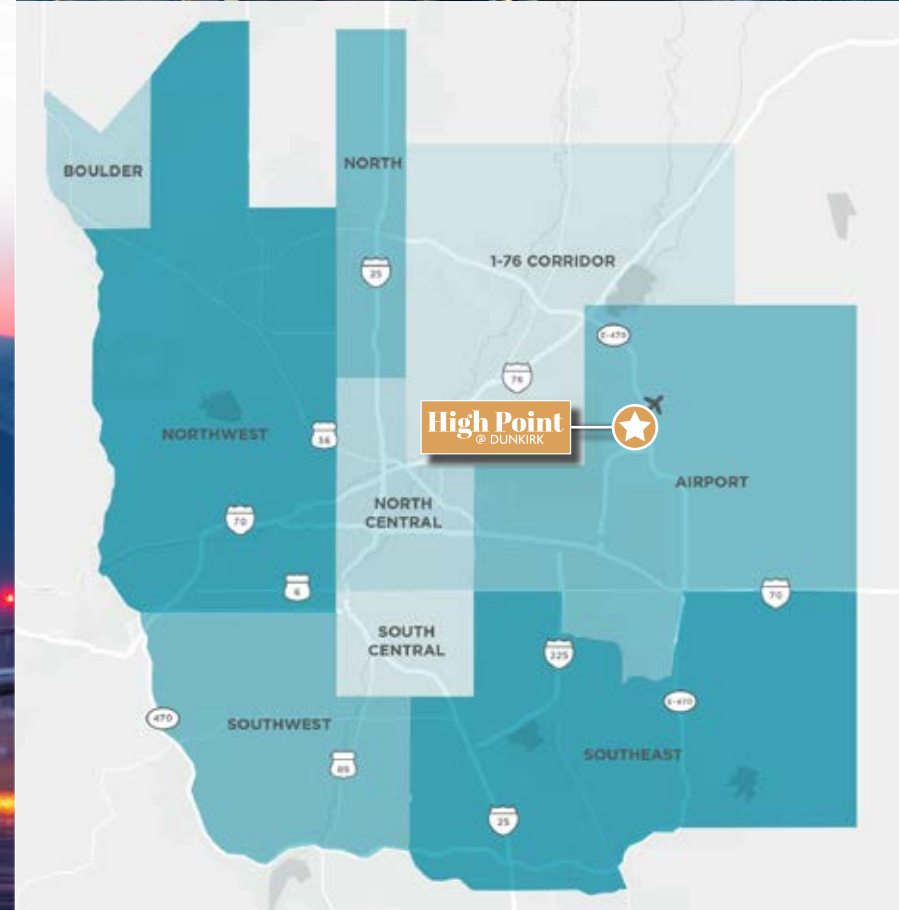
### TOP 100

Best Places to Live in the U.S.  
#40 in *U.S. News & World Report's  
"Best Places to Live" in 2024*

# AIRPORT SUBMARKET

With a footprint of 83.7 million SF, Denver's Airport submarket is the largest and most institutionally-owned in the region. The submarket serves as the primary distribution market and is within 10 minutes of Denver International Airport and 20 minutes of the center of Metro Denver. The A Line Commuter Rail connects DIA to Union Station in Downtown Denver, and travels through the market with multiple stops in the Airport submarket. Transportation, distribution, logistics and construction industry users comprise over half of the leasing activity due to its excellent access to the city. In addition, the submarket remains a top performer in the Denver metro across key metrics Q1 2025. The submarket has more than 2.1 MSF of potential activity in the tenant requirement pipeline and it is likely that activity will increase in the coming quarters. Furthermore, rents have grown 28.4% since 2019, likely a result of the influx of new construction product which continue to command significantly higher rents compared to the older existing product.

The Airport area is served by a host of retail, restaurants, shops, and one of the nation's largest hotel and convention centers - The Gaylord Rockies Resort & Convention Center. Due to a robust mix of residential and commercial activity, a wide range of retailers have entered the market. Aurora Sports Park is also nearby along with the Rocky Mountain Wildlife Refuge, Northfield at Stapleton Shops, and numerous Green Valley Ranch shopping and dining offerings.





PEÑA BLVD.

TOWER ROAD

**High Point**  
@ DUNKIRK

HIGH POINT BLVD.

E. 64TH AVE.



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