



Retail Opportunity in the Aerotropolis



Retail Pads at 56th Ave & Jackson Gap Way

Aurora, CO 80019

Property Details



±1.6 - 11.7 acres



Zoning: Airport District



Utilities to the site

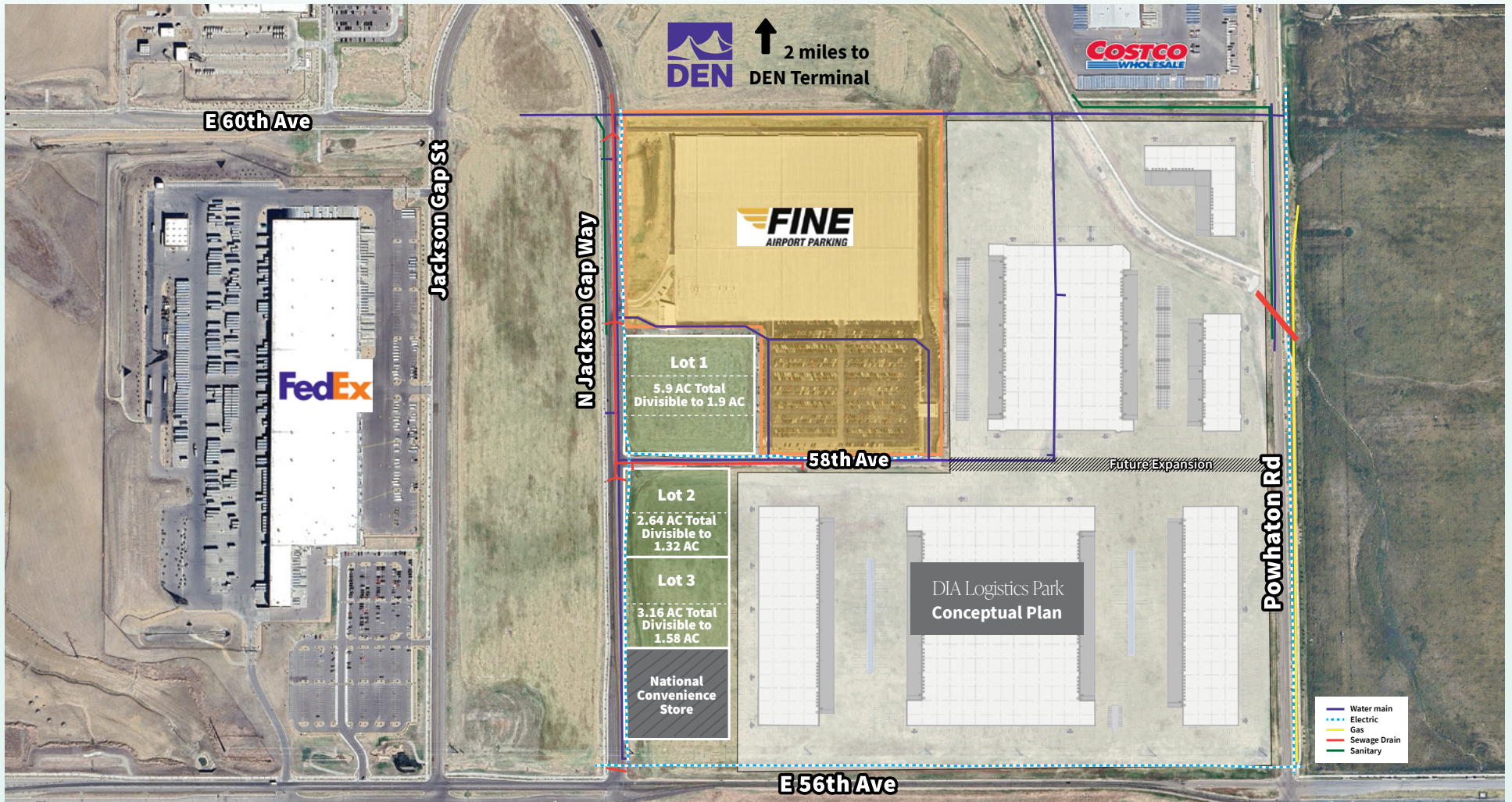


Retail pads available

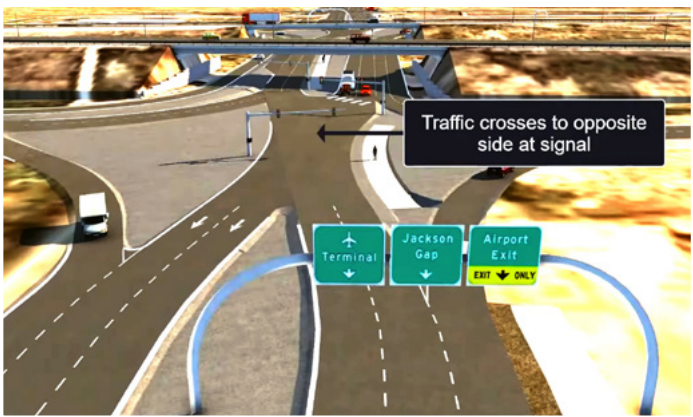
Location Overview



Site Plan and Utilities



- Zoning Airport District allows for fast food, drive-thrus, retail, hotel, gas, and other commercial uses
- Retail Pads are divisible down to one acre
- Underserved retail environment in the immediate trade area



Trade Area Development

- Reconstruction of Peña Boulevard Outbound and widening of Peña Boulevard bridges (inbound and outbound) over Jackson Gap Street
- DEN generates \$47.2 billion/year, employing more than 40,000 employees and nearly 260,000 jobs



Unprecedented Growth

- Household and employment numbers will increase from 127,000 to 250,000 which is a 97% increase
- Jobs will increase from 238,000 to 400,000 which is a 68% increase

Within 5 miles of Peña Boulevard

Economic Benefits

- Located in three economic benefit zones:
 1. Federal opportunity zone
 2. Adams County enterprise zone
 3. Limon foreign trade zone

Trade Area Demographics

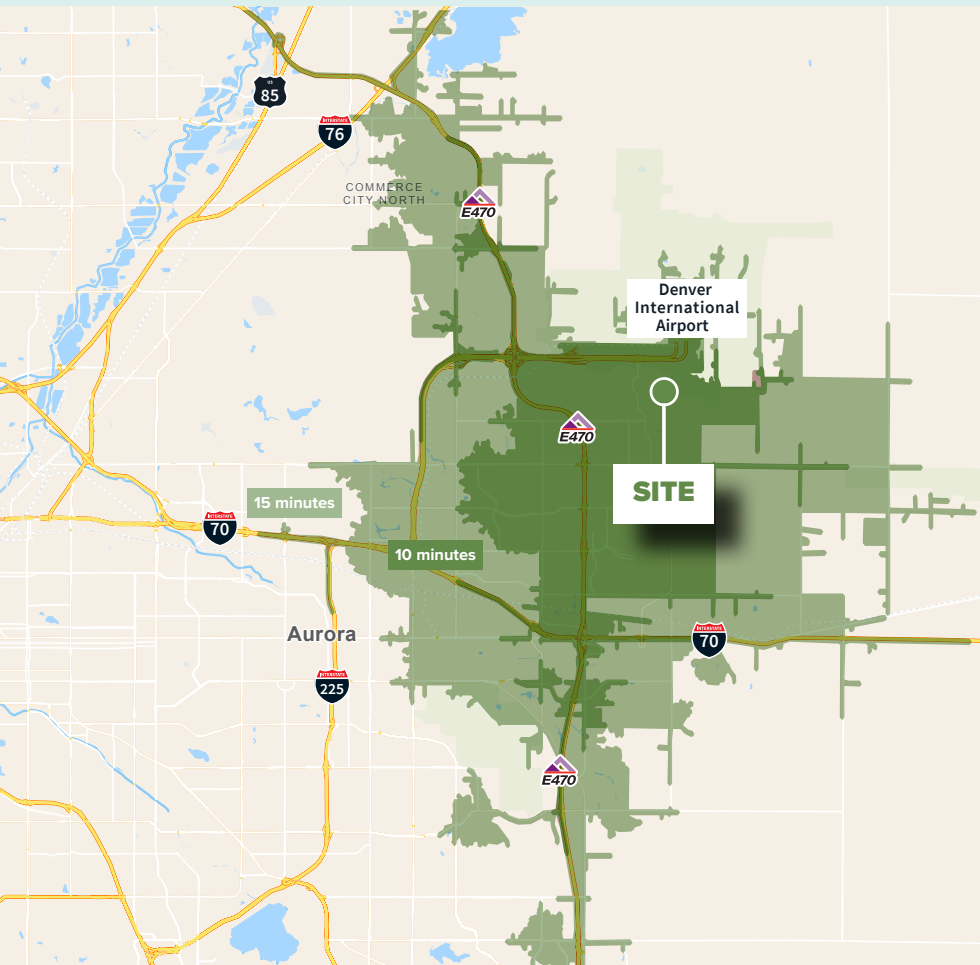
Total population	153,791
2025-2030 Pop	Annual Growth Rate: 2.31%
Total households	48,749
Total daytime workers	43,135
Average household income	\$136,200
Average household disposable income overall	\$102,493
Highest average disposable incomes among age groups:	
<ul style="list-style-type: none"> 35-44 \$115,596 	<ul style="list-style-type: none"> \$109,519 \$115,596

Within 15 minutes of Peña Boulevard

Within 15 minutes, this area spends above the national average on retail products and services **with the highest category being dining out at 20% above the national average.**



Source: Esri 2025



Daytime Population
47,038

Housing Units
21,698

Annual Housing Growth Rate
2,96%

Median Home Value
\$535,016

Households
19,005

Average Home Value
\$548,157

Within 5 miles. Source: JLL Research

Tourism Drive-Time Highlights

Within
10 minutes

39 hotels

8,037 total rooms

73,500 area jobs supported by tourism

\$8.7 billion tourism spend from overnight visitors

\$1.7 billion tourism spend from day visitors



Trade Area Lifestyle Segments



Boomburbs:

- Predominantly upper-tier income households
- Reside in newer single-family homes, typically constructed in 2000 or later
- Well educated with nearly 50% having a bachelor's degree or higher
- Engage in regular exercise, eat organic foods, and spend time hiking and reading. They travel frequently, both domestically and internationally.
- Median household income: \$131,202
- Median net worth: \$539,415

Modern Minds:

- Often upper-tier income and with key employment sectors including health care, technology, retail, education, and manufacturing
- A mix of homeowners and renters, residing in both single-family and multifamily units
- Well educated with nearly 50% having a bachelor's degree or higher
- Homes are generally newer, and two-thirds of owned homes are valued above \$300,000
- They spend money on clothing, travel, and dining out. They tend to explore new exercise and diet regimes and often opt for active vacations.
- Median household income: \$91,039
- Median net worth: \$121,498



**For more information,
please contact:**

Robb Brown
970 400 1848
robb@thedenverretailgroup.com

Todd Ream
303 881 8190
todd@thedenverretailgroup.com

Carmon Hicks, SIOR
303 217 7975
carmon.hicks@jll.com

Jason White
303 390 5200
jason.white@jll.com



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