



McDonald's

\$3,800,000 | 4.00% CAP

2651 South Parker Road, Aurora, Colorado (Denver)

- ✓ Prime Hard-Corner Location with Exceptional Visibility Along Parker Road (44K+ VPD) and Yale Avenue — Major Gateway to Denver's East Corridor
- ✓ Surrounded by Strong National Tenants and High-Traffic Retail — Walmart, King Soopers, Chili's, Dunkin', and Bank of America Drive Consistent Consumer Flow
- ✓ Recently Executed Lease Extension with Outsized Rent Increases — Delivering Accelerated Income Growth backed by McDonald's Corporate Credit
- ✓ Affluent, High-Density Trade Area — 423K+ Residents and \$120K+ Average Household Incomes Fueling Robust Retail Performance
- ✓ Thriving Denver-Aurora Market — Rapid Growth Fueled by Major Employers, Redevelopment, and Infrastructure Investment Supporting Long-Term Value



McDonald's has become one of the world's leading food service brands with more than **41,800 restaurants** in more than **100 countries**. Approximately **95% of McDonald's** restaurants worldwide are owned and operated by **independent local business** owners.

INVESTMENT OVERVIEW

MCDONALD'S AURORA, CO (DENVER)

Subject Property



CONTACT FOR DETAILS

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\$3,800,000

4.00% CAP

NOI

\$151,920*

Building Area

±5,976 SF

Land Area

±1.48 AC

Year Built

2000

Lease Type

Absolute NNN Ground Lease

Occupancy

100%

- ✓ **Recently Executed Lease Extension with Above-Market Rent Escalations Providing Rare, Inflation-Beating Income Growth and Long-Term Value**
- ✓ **Exceptional Visibility & Access Along a High-Traffic Corridor** - Prime corner location at S Parker Road (44,070+ VPD) and E Yale Avenue (11,582+ VPD), just north of Interstate 225 (164,927+ VPD) – critical connector between I-25 and I-70, serving as major eastern bypass for the Denver MSA. The site benefits from easy ingress/egress and visibility along Aurora's primary north-south commercial artery.
- ✓ **Located in Aurora's Thriving Parker Road Commercial Corridor** - Positioned within a dynamic trade area known for its diverse mix of retail, dining, office, and service businesses. Ongoing urban renewal initiatives are enhancing walkability, aesthetics, and accessibility, further elevating the area's commercial appeal and long-term growth potential. Also surrounded by national tenants including Dunkin', Taco Bell, Chili's, and Bank of America, fostering strong cross-traffic and customer retention.
- ✓ **Surrounded by Major Demand Generators** - Minutes from Arapahoe Crossings (4.4M+ visitors/yr) anchored by King Soopers, AMC, Burlington, & Planet Fitness. Near East Bank Shopping Center's new 311-unit apartment redevelopment & HighPoint Elevated, a 4.5M SF Class A industrial park supporting Aurora's economic expansion.
- ✓ **Surrounded by Strong Demographics (423k+ Residents w/in 5-Mi.) & Many Educational Institutions** - Within a densely populated residential area supported by Aurora Public Schools (serving 38,000+ students). Several schools within half a mile include Crescent View Academy, Joe Shoemaker Elementary, Polton Elementary, and Eastridge Community Elementary, driving consistent daytime and family traffic. Also in close proximity to Kennedy Park, Kennedy Golf Course, and Kennedy Soccer Complex, contributing to steady recreational visitation.
- ✓ **Aurora, CO, the 3rd Largest City in the State with a Population of 400,000+, is Part of the Robust Denver MSA**, supported by major employers including United Airlines and Philip Morris International. Nearby employment anchors include the University of Colorado Anschutz Medical Campus (7,000+ employees, 678 beds) and Buckley Space Force Base (5,700 personnel).
- ✓ **McDonalds is the Largest Fast Food Restaurant Business in the World** with over 41,000 locations and over \$23.20B in revenue. McDonald's continues to strengthen its position as the most valuable global restaurant brand, reflecting its consistent consumer appeal worldwide.

*Pricing reflects the March 2027 rent increase. Seller will credit Buyer at closing for the income differential, delivering post-bump economics from day one.

This information has been secured from sources we believe to be reliable but we make no representations or warranties, expressed or implied, as to the accuracy of the information. Buyer must verify the information and bears all risk for any inaccuracies.

TENANT OVERVIEW

— MCDONALD'S AURORA, CO (DENVER)

McDonald's

Lessee: McDonald's Corporation

Guarantor: McDonald's Corporation

REVENUE
25.49B

LOCATIONS
41,822+

STOCK TICKER
MCD

CREDIT RATING
BBB+



[mcdonalds.com](https://www.mcdonalds.com)

Back in 1954, a man named Ray Kroc discovered a small burger restaurant in California, and wrote the first page of McDonald's history.

Back in 1954, a man named Ray Kroc discovered a small burger restaurant in California, and wrote the first page of McDonald's history. From **humble beginnings** as a small restaurant, they have become one of the world's leading food service brands with **more than 41,800 restaurants** in more than 100 countries.

McDonald's primarily sells hamburgers, cheeseburgers, chicken, French-fries, breakfast items, soft drinks, shakes and desserts. In response to changing consumer tastes, the company has **expanded its menu** to include salads, wraps, smoothies and fruit. McDonald's restaurants offer customers counter service as well as **drive-thru service**. McDonald's owns approximately 5% of their restaurants, while the remainder of the stores are run my franchisee members or joint venture.

As a tenant, McDonald's is recognized as one of the **most stable and creditworthy** occupants in the retail real estate market. With approximately 95% of its restaurants operated by independent franchisees and only about 5% corporately owned, the company's **franchise-driven model** provides long-term lease commitments and predictable rental income for landlords. McDonald's often owns or controls the land and building for many of its franchised sites, positioning itself both as a tenant and property owner in various markets. Its **strong brand recognition**, high sales volume, and consistent global customer base make McDonald's one of the most desirable tenants for shopping centers and stand-alone pad sites in **prime commercial corridors**.

Subject Property



IN THE NEWS

— MCDONALD'S AURORA, CO (DENVER)

McDonald's Drives Sustainable Growth Through Loyalty & Menu Innovation

ZACKS EQUITY RESEARCH, OCTOBER 2, 2025 (YAHOO! FINANCE)

McDonald's Corporation MCD continues to deliver strong performance, driven by robust international comparable sales, the success of the \$5 Meal Deal, and compelling marketing and menu innovations.

The company's **world-class execution** is contributing to growth in both comparable sales and guest traffic. McDonald's "Accelerating the Arches" strategy remains a key driver of **momentum**, supported by value-focused offerings and strategic unit expansion.

Looking ahead, the company remains committed to balancing value with margin growth while adapting to evolving consumer preferences to support long-term sustainable growth.

What Makes MCD Stock Attractive?

Brand Image & Franchising Strategy: McDonald's continues to strengthen its position as the most valuable global restaurant brand, as recognized by Kantar, reflecting its consistent consumer appeal worldwide. Its enduring relevance is evident through large-scale campaigns such as the global Minecraft Movie partnership, spanning over 100 markets and driving strong guest count growth.

Loyalty Program: McDonald's loyalty ecosystem remains a key growth engine, driving stronger customer engagement and higher visit frequency. In 2023, the company was targeting 250 million 90-day active users by 2027 and had already surpassed 185 million across 60 markets as of the second quarter of 2025.

Focus on Menu Innovation: McDonald's is advancing its long-term growth strategy by continuously introducing new menu items while reinforcing its value proposition. In Germany, the Chicken Big Mac achieved record sales in its first full week, showcasing the brand's ability to adapt global favorites for local markets. France and the U.K. benefited from the launch of the Big Arch burger, which quickly became a top performer.

EXPLORE ARTICLE



McDonald's to Expand AI Investments

AUGUST 4, 2025 (NACS)

The QSR expects to roll out more AI tools to its 40,000 locations globally by 2027.

McDonald's reportedly plans to **"double down"** on its AI investments over the next several years and is "betting on India to be a key hub for data governance, engineering and platform architecture," a senior executive said, reported Reuters.

The QSR operates hundreds of restaurants across the country and recently set up a global office in the southern city of Hyderabad, with an aim to make it the **largest** outside the United States, wrote the outlet.

McDonald's reportedly uses AI to verify orders at 400 restaurants to pre-empt errors before handing them over to customers and expects this system to roll out to 40,000 locations globally by 2027, Durga Prakash, head of technology (global offices), said.

The QSR is also using AI tools to **forecast sales**, decide on pricing and assess product performance and is building a personalized app, which would work across countries, according to Kaila.

The company is in talks to set up a **global office** in Poland, just like the ones in India and Mexico, according to Durga Prakash. Earlier this year, the southern Indian state of Telangana said that McDonald's would launch a global capability center, employing 2,000 people in Hyderabad.

In March, NACS Daily reported that McDonald's is giving its 43,000 restaurants a **technology makeover**, starting with internet-connected kitchen equipment, artificial intelligence-enabled drive-throughs and AI-powered tools for managers.

The goal is to "drive **better experiences** for its customers and workers who today contend with issues ranging from broken machines to wrong orders, according to Brian Rice, the Chicago-based burger giant's chief information officer."

EXPLORE ARTICLE



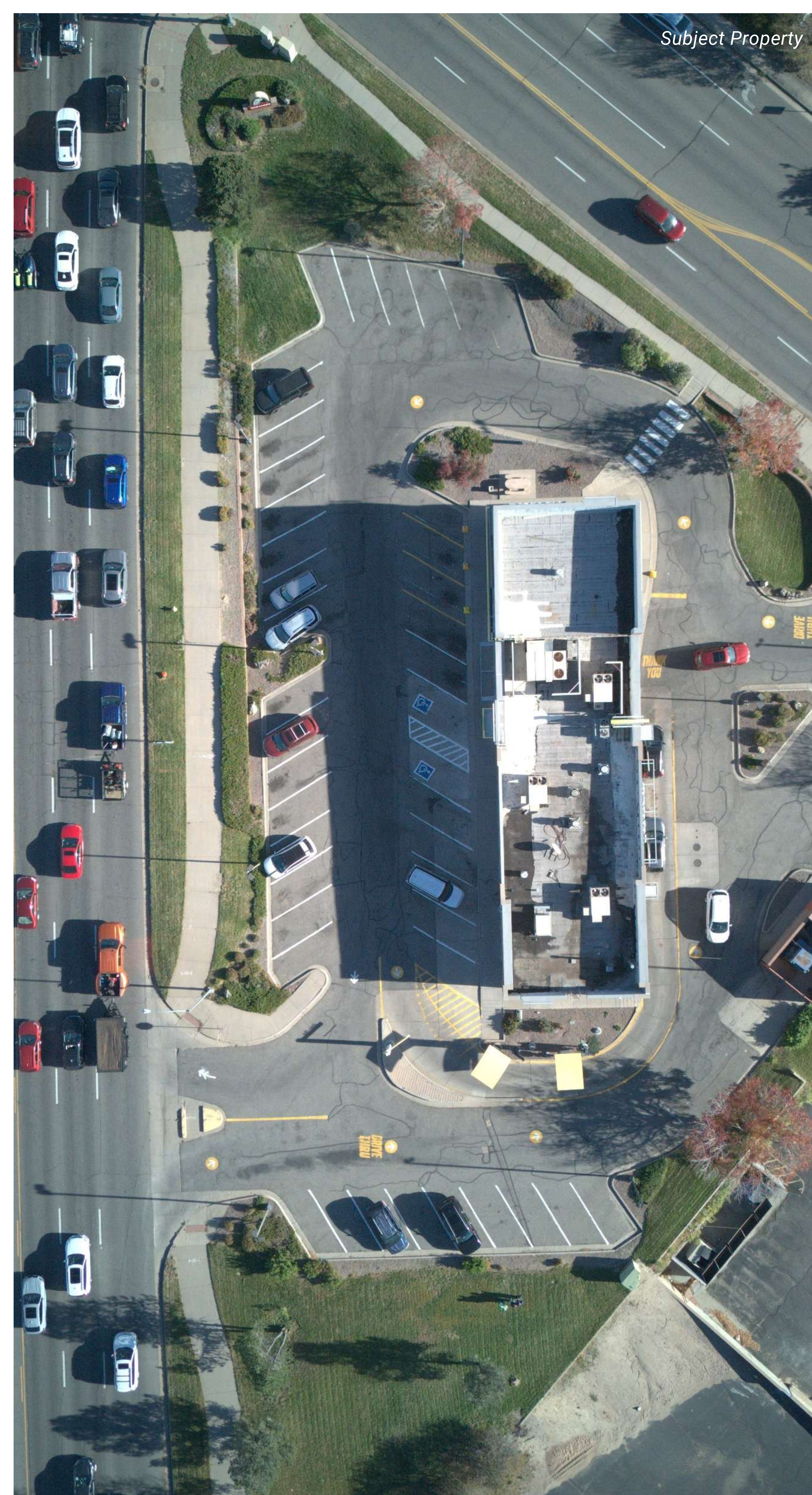
LEASE OVERVIEW

MCDONALD'S AURORA, CO (DENVER)

Current Lease Term	10+ Years, Plus Three (3), 5-Year Options
Rent Commencement	3/9/2000
Lease Expiration	3/8/2036
Lease Type	Absolute NNN Ground Lease
Rent Increases	See Below
Current Rent Thru 3/27	\$144,696
Annual Rent 3/27 – 3/31	\$151,920 (5% Increase)
Annual Rent 3/31 - 3/36	\$159,516 (5% Increase)
Option 1 3/36 - 3/41	\$175,467 (10% Increase)
Option 2 3/41 - 3/46	\$193,014 (10% Increase)
Option 3 3/46 - 3/51	\$212,315 (10% Increase)

Pricing reflects the March 2027 rent increase. Seller will credit Buyer at closing for the income differential, delivering post-bump economics from day one.

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Walmart
Neighborhood Market

ALTON GREEN APARTMENTS
(312 UNITS)

COSTCO WHOLESALE
Red Robin
GOURMET BURGERS ON BREWS

McDonald's
Starbucks
TARGET KOHL'S

Burlington

BEST BUY

DEERFIELD AT INDIAN CREEK APARTMENTS
(158 UNITS)

ADDISON AT CHERRY CREEK APARTMENT HOMES
(560 UNITS)

THE FLATS AT FULTON COURT

KFC
Denny's
Pizza Hut
UPS

HCA HEALTHONE AURORA
(269 BEDS)

Habitat for Humanity
ReStore

GRANVILLE TOWNHOMES

AVERE ON THE HIGH LINE TOWNHOMES
(56 UNITS)

WHISPER SKY

LOWE'S

O'Reilly AUTO PARTS

JEWELL WETLANDS PARK

Public Storage

CORTLAND ON CHERRY CREEK
(384 UNITS)

SIENNA AT CHERRY CREEK APARTMENTS
(220 UNITS)

CHEVROLET

enterprise

PRAIRIE MIDDLE SCHOOL
(1,362 STUDENTS)

ARBORETA APARTMENTS
(268 UNITS)

extended STAY AMERICA

InTown SUITES

Domino's Pizza

ROSS DRESS FOR LESS
T.J. MAXX
OLD NAVY
SHOE CARNIVAL
FIVE GUYS

CHURCH'S
DISCOUNT TIRE

Walgreens
QDOBA MEXICAN EATS
boostmobile
SUBWAY

Panera BREAD

ExtraSpace Storage

6 Comfort SUITES

HUNTERS RUN APARTMENTS
(674 UNITS)

McDonald's
SUBJECT PROPERTY
2651 S. PARKER RD.

Carls Jr.

Olive Garden

NEW AMERICA COLLEGE
EASTRIDGE COMMUNITY ELEMENTARY SCHOOL K-5
(651 STUDENTS)

DOUBLE TREE by Hilton
State Farm

Fairfield BY MARRIOTT

Applebee's GRILL + BAR

HIGHLINE CLUB TOWNHOUSES
(000 UNITS)

HONDA ACURA
RAM FIAT
DODGE

MART

McDonald's
BURGER KING
HOOTERS
SMASH BURGER

E YALE AVENUE
±14,414 VPD

STRAWBERRY HEATHERRIDGE

Hampton
Residence INN BY MARRIOTT

3300 TAMARAC APARTMENTS

E HAMPDEN AVENUE
±47,624 VPD

7 ELEVEN
FRESENIUS MEDICAL CARE

CONOCO
REVIVE AT 9 MILE STATION APARTMENTS
(436 UNITS)

Wendy's
POPEYES

ARIZONA COLLEGE OF NURSING - AURORA

83

CVS

CIRCLE K

Walmart Supercenter

±164,927 VPD

DOLLAR TREE
Tires LES SCHWAB
CUBE SMART self storage
PAPA MURPHY'S TAKE 'N BAKE PIZZA

PANDA EXPRESS
Pizza Hut

INTERSTATE 225

KING Soopers

Starbucks

DAM EAST/WEST TOWNHOUSES

S PARKER RD
±83,776 VPD

MEADOW HILLS GOLF COURSE

arc
Wendy's
SHERWIN-WILLIAMS

EAST BANK SHOPPING CENTER'S
NEW 311-UNIT APARTMENT
REDEVELOPMENT
FURNITURE ROW.
EINSTEIN BROS
BAGELS
McDonald's

H-SHALOM
HOME HEALTH CARE LLC
Law Office of
Irene Pugachev
LAWRENCE
LAW FIRM

FC
LEE'S
ACCOUNTING
AURORA
RPM TOWING
& RECOVERY
BB ANGELS
HOME HEALTH AGENCY INC.

ARAPAHOE CROSSING
4.4M+ VISITORS/YEAR
Burlington
KING
Soopers
AMC
THEATRES
planet
fitness

ADVENIR AT
FRENCH QUARTER
(436 UNITS)



DEVIL
ANGEL
DESIGNS

THE
JUICY
SEAFOOD

EVERGREEN
GOLF CLUB

FARMERS
INSURANCE
COLORADO BLACK
HEALTH COLLABORATIVE

MOLLY MAID
TRUE BALANCE
PAIN RELIEF CLINIC & SPORTS MASSAGE

MART

CUBESMART
self storage

RMSB

CONOCO

INFINITI



H&M
FAMILY
DENTISTRY

SEOUL
STATION
BUDGET
TRUCK RENTAL

SOUTH PARKER ROAD
(83-716 VPD)

EAST YALE AVENUE
(14,414 VPD)

INFINITI

RMSB

Majestic Painting

Walmart Supercenter

SCANDINAVIAN DESIGNS metro by T-Mobile
Tires LES SCHWAB DOLLAR TREE
PAPA MURPHYS TAKE 'N BAKE PIZZA HIGH ALTITUDE MARTIAL ARTS

ACURA

SEoul STATION
Budget Truck Rental

HONDA

RAM FIAT
DODGE

RETREAT AT WATER'S EDGE (252 UNITS)

MART
CUBESMART self storage

TOUS les JOURS FOODSERVICE WAREHOUSE
COLORADO DETAIL SUPPLY

H FAMILY DENTISTRY

ZAKAYA

MAVERIK

Las Fajitas Mexican Restaurant
Mr. TANG

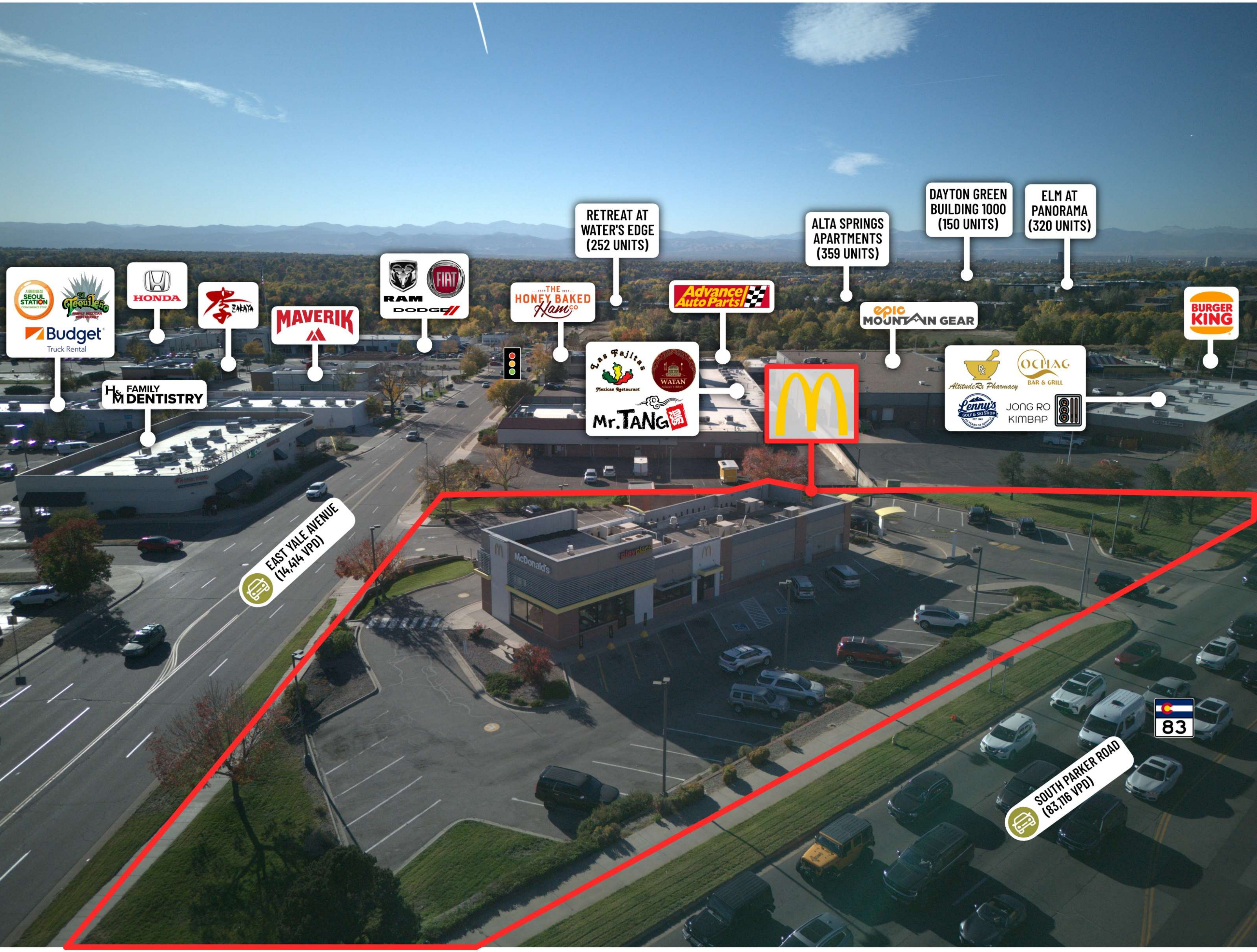
EST. 1937 THE HONEY BAKED Ham CO



EAST YALE AVENUE (14,414 VPD)

SOUTH PARKER ROAD (83,116 VPD)





SEATTLE SEUL STATION
 Budget Truck Rental

HONDA

ZAKAYA

MAVERIK

RAM FIAT
 DODGE

THE HONEY BAKED Ham CO

Advance Auto Parts

ALTA SPRINGS APARTMENTS (359 UNITS)

DAYTON GREEN BUILDING 1000 (150 UNITS)

ELM AT PANORAMA (320 UNITS)

epic MOUNTAIN GEAR

BURGER KING

H&M FAMILY DENTISTRY

Las Fajitas Mexican Restaurant
 WATAN
 Mr. TANG

McDonald's

Altitude Rx Pharmacy
 OCHAG BAR & GRILL
 Lenny's GOLF & SKI SHOP
 JONG RO KIMBAP

EAST YALE AVENUE (14,414 VPD)

SOUTH PARKER ROAD (83,716 VPD)



Securitas
RMHS
Rocky Mountain Human Services
CM SR22
INSURANCE GROUP

BIG 5
SPORTING GOODS
FIREHOUSE
SUBS
Arby's

ROSS
DRESS FOR LESS
T.J-maxx
OLD NAVY
SHOE CARNIVAL
Jersey Mike's
FIRST WATCH
FIVE GUYS

WELLS
FARGO

COSTCO
WHOLESALE
SAFeway
LOWE'S

TARGET
KOHLS
McDonald's
Starbucks

Public Storage

APL MED
Career With A Purpose
merry maids

Smash BURGER
FedEx

Golden
Bank Mi
Sandwiches
Golden Saigon
FirstCash

EAST HAVANA AVENUE
(47,624 VPD)



Las Fajitas
WATAN
Mexican Restaurant
Mr. TANG

epic
MOUNTAIN GEAR

Attitude Rx Pharmacy
JONG RO
KIMBAP
OCHIAG
BAR & GRILL
Lenny's
GOLF & SKI SHOP

McDonald's



SOUTH PARKER ROAD
(83,116 VPD)

EAST YALE AVENUE
(14,414 VPD)

HIGHPOINT ELEVATED
• 4.5M SF CLASS A INDUSTRIAL PARK



SOUTH PARKER ROAD
(83,116 VPD)



EAST YALE AVENUE
(14,414 VPD)



SITE OVERVIEW

MCDONALD'S AURORA, CO (DENVER)

	Year Built		2000
	Building Area		±5,976 SF
	Land Area		±1.48 AC



NEIGHBORING RETAILERS

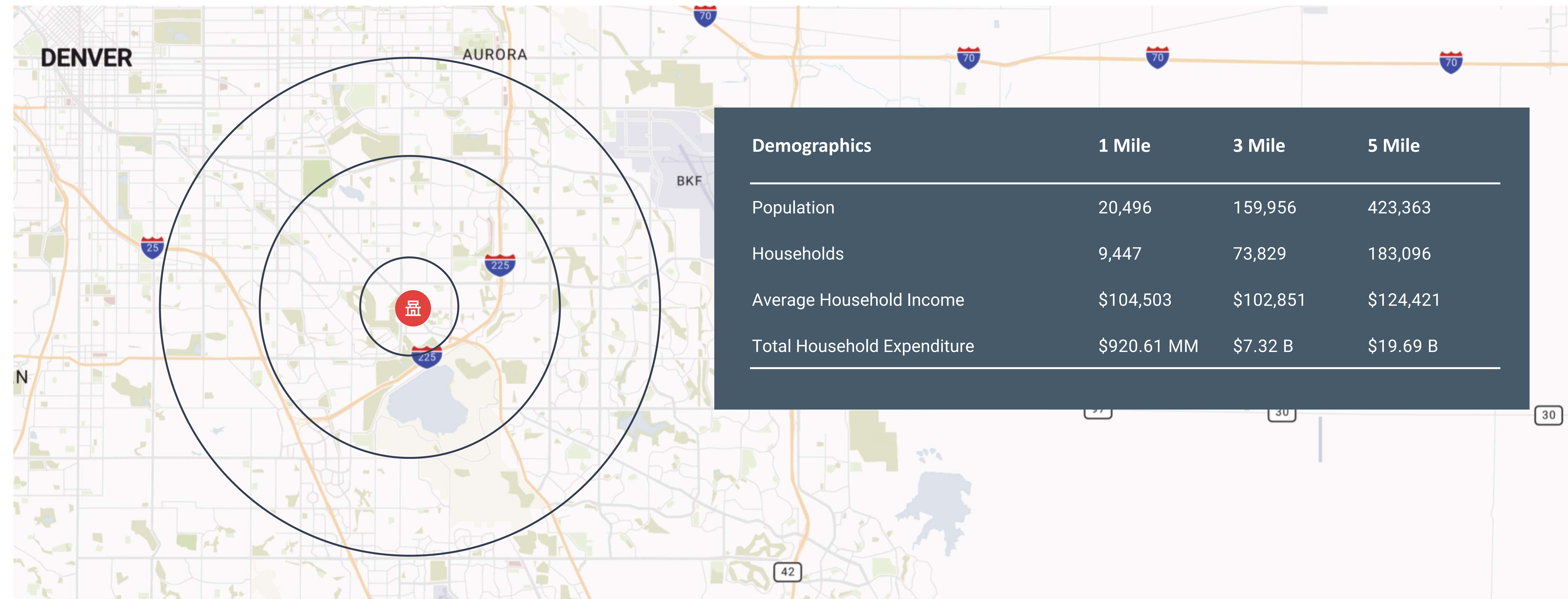
- H Mart
- Advance Auto Parts
- Burger King
- Hooters
- King Soopers
- Walmart Supercenter
- Dollar Tree
- Scandinavian Designs Furniture
- Ross Dress for Less
- T.J. Maxx
- Old Navy



Subject Property

LOCATION OVERVIEW

MCDONALD'S AURORA, CO (DENVER)



ECONOMIC DRIVERS (NUMBER OF EMPLOYEES)

1. Health Care and Social Assistance (35,138)
2. Retail Trade (30,124)
3. Accommodation and Food Services (16,916)
4. Educational Services (14,921)
5. Administrative and Support and Waste Management and Remediation Services (14,406)
6. Transportation and Warehousing (11,918)
7. Professional, Scientific, and Technical Services (11,433)
8. Wholesale Trade (7,290)
9. Construction (5,720)
10. Information (5,345)

LOCATION OVERVIEW

MCDONALD'S AURORA, CO (DENVER)

Aurora

Colorado

 **408,765**
Population

 **\$84,320**
Median Household Income



Proximity to Other Major Cities

10 Miles East of Downtown Denver

Aurora is the Third Largest City in Colorado

3RD

Aurora, Colorado, is a rapidly growing city strategically situated within the Denver-Aurora metropolitan area, making it the state's third-largest city with an estimated 2025 population of approximately 408,765 residents.

Aurora's growth is fueled by a diverse and expanding economy anchored by key sectors such as aerospace, healthcare, retail, manufacturing, logistics, and government services. Major employers include Philip Morris International, Dollar

Aurora has demonstrated a robust compound annual growth rate of around 4.1% over the past five years, outpacing the overall Colorado state growth rate.

General, United Airlines, Buckley Air Force Base, and the University of Colorado Anschutz Medical Campus, which further solidify Aurora's role as an important

regional employment center. Aurora's economic health is supported by a strong local tax base, with sales tax being the backbone of city revenues, accounting for 57% of the General Fund in 2025. The city's budget growth reflects expanding business activities and rising consumer spending, despite adjustments such as the repeal of the occupational privilege tax. This fiscal vitality enables continuous investment in public safety, infrastructure, and community services, contributing to an improved quality of life for residents and attracting further commercial development.


Aurora's demographic diversity, coupled with its proximity—just 10 miles east of downtown Denver—and well-developed transportation network, makes it an attractive location for businesses and residents alike. Ongoing real estate and economic developments such as the Painted Prairie area indicate a commitment to balanced urban growth, affordable housing, and enhanced commercial opportunities. For investors, Aurora presents a compelling case as a growing economic hub with dynamic workforce sectors, expanding infrastructure, and a strong consumer base. Its importance within the larger Denver metro area, combined with attractive regional development incentives, robust retail growth, and a resilient economy, makes Aurora an ideal location for retail, industrial, and mixed-use commercial properties.

LOCATION OVERVIEW

— MCDONALD'S AURORA, CO (DENVER)

Denver

Colorado

 **3M+**
MSA Population

 **\$91,684**
MSA Median Household Income



Denver MSA is Home to Over 3M Residents

Consistent Growth

Denver International Airport is 3rd Busiest in U.S. (69M Travelers/Yr.)

3RD

The Denver, Colorado Metropolitan Statistical Area (MSA), also known as the Denver–Aurora–Centennial MSA, is a major economic and population hub in the Mountain West region.

As of 2025, the MSA has a population approaching 3 million residents, showing consistent growth driven by strong in-migration and a dynamic labor market.

Denver is the largest city in Colorado, with a 2025 population estimated at approximately 715,891 residents, making it a central economic and cultural hub in the region.

Key economic drivers include aerospace, technology, healthcare, energy, and finance sectors, with major employers like the University of Colorado Anschutz Medical Campus serving over 7,000 employees and Denver International Airport facilitating over 69 million travelers annually. The MSA's median household income of about

\$91,681 reflects its strong consumer spending power, supporting diverse retail, office, and industrial real estate demand. The area's strategic location within the Front Range Urban Corridor and its extensive transportation infrastructure, including Interstates 25, 225, and 70, as well as light rail transit, ensures excellent regional connectivity. Denver, Colorado, the state capital and largest city, has a 2025 population of approximately 715,891. Known as the "Mile High City" for its elevation exactly one mile above sea level, Denver serves as the economic and cultural heart of the Rocky Mountain West. The city's diverse economy is driven by key sectors including technology, aerospace, healthcare, and finance, with eight Fortune 500 companies headquartered here. Strategically located near the foothills of the Rockies, Denver offers easy access to outdoor recreation while facilitating a strong urban lifestyle anchored by vibrant neighborhoods, cultural institutions, and professional sports teams. Denver's ongoing initiatives focus on urban revitalization, affordable housing development, public safety, and sustainability, aiming to enhance livability and economic growth. This holistic approach, combined with its status as a regional hub, positions Denver as a vital center for business, culture, and innovation in the Mountain West, lending strong support to investments in nearby Aurora and the broader Denver metropolitan market/

IN THE NEWS

MCDONALD'S AURORA, CO (DENVER)

The Future is Bright in Aurora: 2025 Economic Outlook

NOVEMBER 26, 2024 (PAINTED PRAIRIE)

The economic outlook for the city of Aurora, and Colorado as a whole, is looking bright for anyone considering a move.

The expansion of several diverse industries is driving this growth in Aurora. Sectors such as aerospace, government, bioscience, hospitality, manufacturing, logistics, healthcare, and more don't just promise job security; they're shaping a promising foundation for a thriving community and boundless growth opportunities. Several notable businesses are propelling this economic growth: Philip Morris, Dollar General, and United Airlines have chosen Aurora as their home base. Their presence equates to job creation, better services, and new and emerging businesses, leading to an overall quality of life boost.

EXPLORE ARTICLE



RK Industries Announces Major Expansion in Aurora, Colorado, Bringing 1,786 New Jobs

SEPTEMBER 10, 2025 (COLORADO GOVERNORS OFFICE)

Today, Governor Polis announced that RK Industries LLC, a Colorado-based leader in construction, manufacturing, advanced fabrication, and building services solutions, announced plans to expand its operations in Aurora.

The 154,488-square-foot facility will house RK Industries' headquarters and four of the company's eight businesses: RK Industries, RK Mechanical, RK Service, and RK Electrical, along with RK Foundation. "Colorado is the best place to work and play. We are thrilled to see RK Industries expand in Colorado, which helps grow our state's thriving advanced manufacturing industry and create 1,786 good-paying jobs for Coloradans," said Governor Polis.

EXPLORE ARTICLE



HighPoint Industrial - An Elevated Experience

2025 (HIGHPOINYELEVATED.COM)

HighPoint is a cutting-edge Industrial and Logistics business park with more than 4.5 million square feet of Class A Inventory slated for delivery.

This master-planned community weaves multiple uses into one growing area — featuring many amenities not available in other industrial parks.

Located at E-470 and 64th Avenue in Aurora, HighPoint connects companies to the Denver metro and Front Range communities via multiple access routes. HighPoint is just 5 minutes to Denver International Airport and is near the Gaylord Rockies Resort & Convention Center.

EXPLORE ARTICLE



Auraria's massive mixed-use development project is expected to start construction this year

PAOLO ZIALCITA, JANUARY 6, 2025 (DENVERITE)

Two towers at 11th Street and Auraria Parkway will include over 330 units of workforce housing, new education centers and retail.

The first phase of construction is expected to start this summer on the Auraria Campus' Ballfield Project, which seeks to breathe new life into the Tivoli Quad at 11th Street and Auraria Parkway.

The project will bring non-student residents back to the campus for the first time in decades.

EXPLORE ARTICLE



Empty land near DIA to be redeveloped as part of 'airport city'

MADDIE RHODES, AORIL 17, 2025 (FOX 31)

More empty land by the Denver International Airport is expected to be redeveloped into part of an industrial park.

The space surrounding the airport is starting to develop, with talks of an aerotropolis, or airport city. Developers are building a commercial mixed-use property known as Porteos, which sits adjacent to the airport, about halfway between DIA and the Gaylord Rockies Convention Center. Currently, Porteos is the closest private property to the airport. It holds stores like Walmart, FedEx, Kroger, Costco and other buildings with open spaces available for retail, restaurants, hotels, offices and industrial sites.

EXPLORE ARTICLE



New Report Shows DU Contributes \$2.3 Billion to Colorado's Economy

DECEMBER 10, 2024 (UNIVERSITY OF DENVER)

The study, which looked at DU's annual operations, capital investments, alumni wage contributions, and student, visitor and athletics spending, covered three geographic areas: the campus region, the city of Denver and the state of Colorado.

In Denver alone, DU's economic impact is \$1.3 billion, including \$6 million in revenue generated for the city. For the state of Colorado, the University generates \$38 million and supports 11,800 full-time employees. "We have always known about the tremendous impact our students, faculty and alumni make in our community," says Chancellor Jeremy Haefner.

EXPLORE ARTICLE





CALL FOR ADDITIONAL INFORMATION

Brian Brockman

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513-898-1551