

TRADE AREA DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
Population	3,798	50,290	106,040
Average HH Income	\$82,160	\$100,894	\$114,733
Businesses	127	1,037	3,498
Employees	1,418	7,861	37,047

Source: Applied Geographic Solutions, 2023 Estimates

TRAFFIC COUNTS

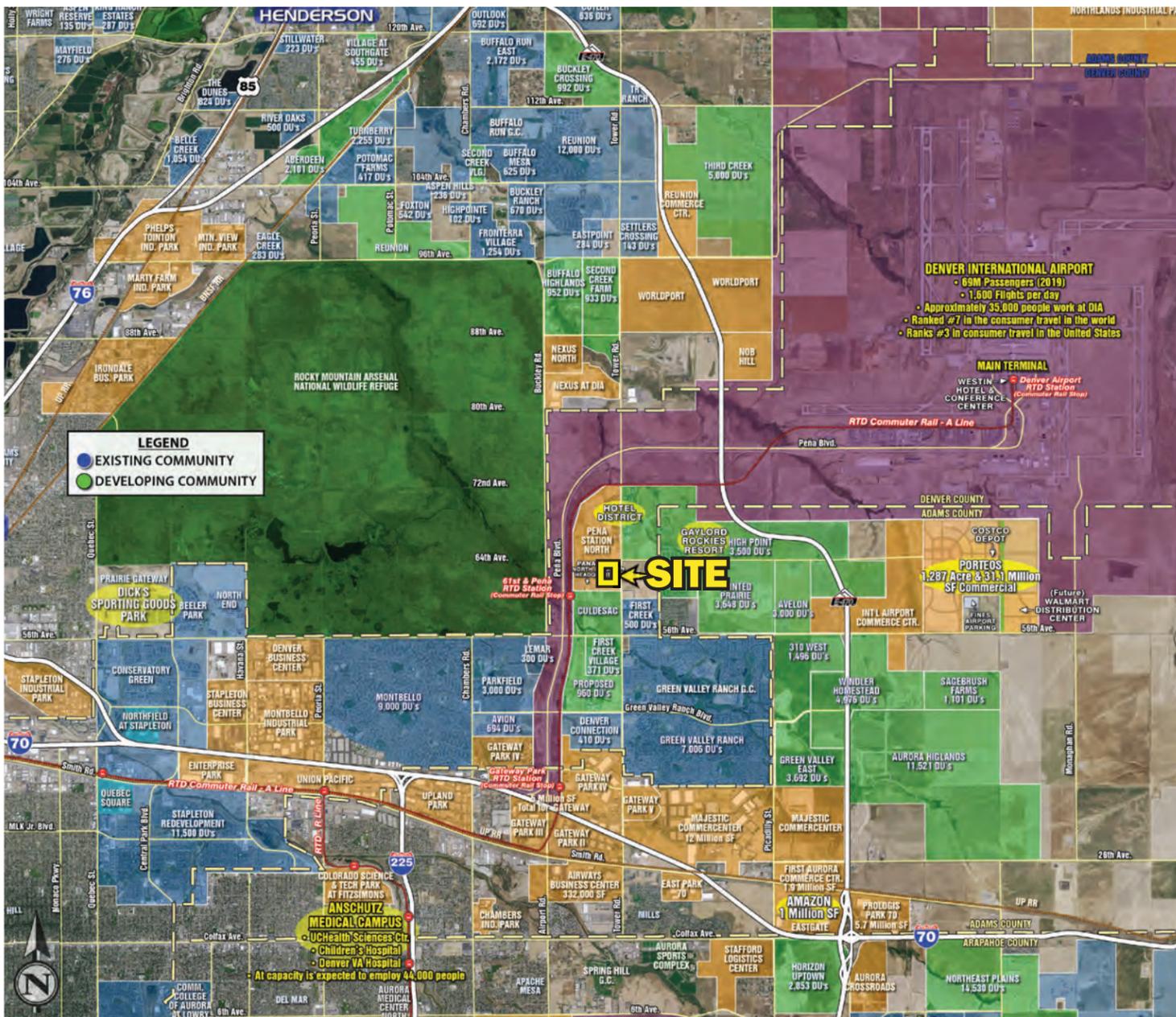
On Tower Road north of 65th Avenue	28,845 Cars/day
On Peña Boulevard east of Tower Road (both directions combined)	124,627 Cars/day
On Tower Road south of 64th Avenue	29,094 Cars/day
On Peña Blvd south of Green Valley Ranch Blvd	131,411 Cars/day

Source: CDOT 2023

PRIME ANCHOR RETAIL/RESTAURANT PADS AVAILABLE

PEÑA STATION NEXT

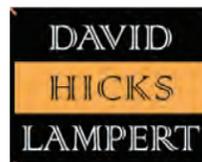
SWC TOWER ROAD & 64TH AVENUE - DENVER, CO



- Space available at fully signalized 64th Avenue & Tower Road intersection. Additional junior box and pad site opportunities are available.
- Walking distance to Berkshire Hathaway's FlightSafety training center, a 140,000 SF facility with 400-500 trainees per day, 24 hours a day, 7-days per week.
- Over 4,000 hotel rooms are operating within a 1.5 mile stretch of Tower Road, including this project.
- The property is only 1.7 miles to Gaylord of the Rockies, 480,000 SF convention center and 1,500 room resort hotel.
- United Airlines has purchased 113 acres on 64th Avenue for a new Training Center to be constructed in 2024.

FOR MORE INFORMATION, PLEASE CONTACT

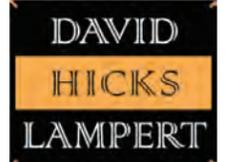
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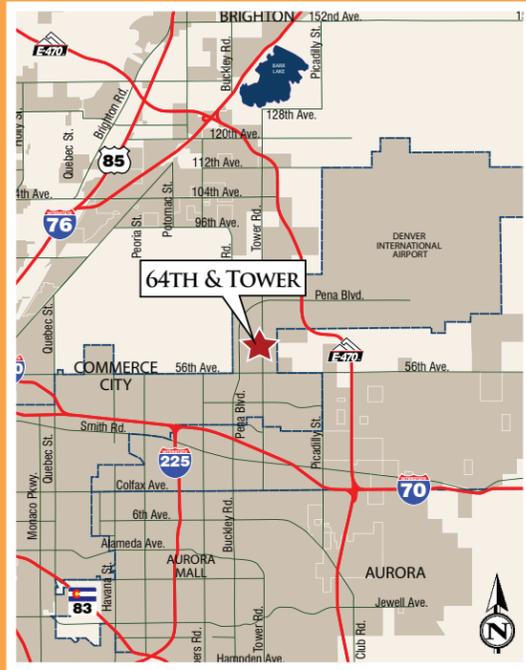


www.dhlb.com

PRIME ANCHOR RETAIL/RESTAURANT PADS AVAILABLE

PEÑA STATION NEXT

SWC TOWER ROAD & 64TH AVENUE - DENVER, CO



PEÑA STATION NORTH

EXISTING

- 1. EXISTING DEVELOPMENT**
 10 Hotels, Retail, 7-11, BurgerIM, Caliber Collision, Danico Brewing Co., DiCicco's Italian, Jasmine Nails & Spa, LivWell, McDonald's, MOD Pizza, Murphy USA, Pho 92, Renegado Tacos & Margaritas, Ruby Tuesday, Starbucks, Taco Bell, Village Inn, (2) Office Buildings, FlightSafety International (A Berkshire Hathaway Company)

SOLD - FUTURE/UNDER CONSTRUCTION

- 2. CANDLEWOOD HOTEL**
3. TAEKWONDO STUDIO
4. UNITED AIRLINES FLIGHT TRAINING CENTER

UNDER CONTRACT

- 5. BEST BOX SELF STORAGE**
6. COBBLESTONE CAR WASH
7. EXTENDED STAY HOTEL
8. U LUCKY DOG - DOGGY DAY CARE
9. CHRISTIAN BROTHERS AUTOMOTIVE
10. UNITED AIRLINES FLIGHT TRAINING CENTER

PEÑA STATION NEXT

EXISTING

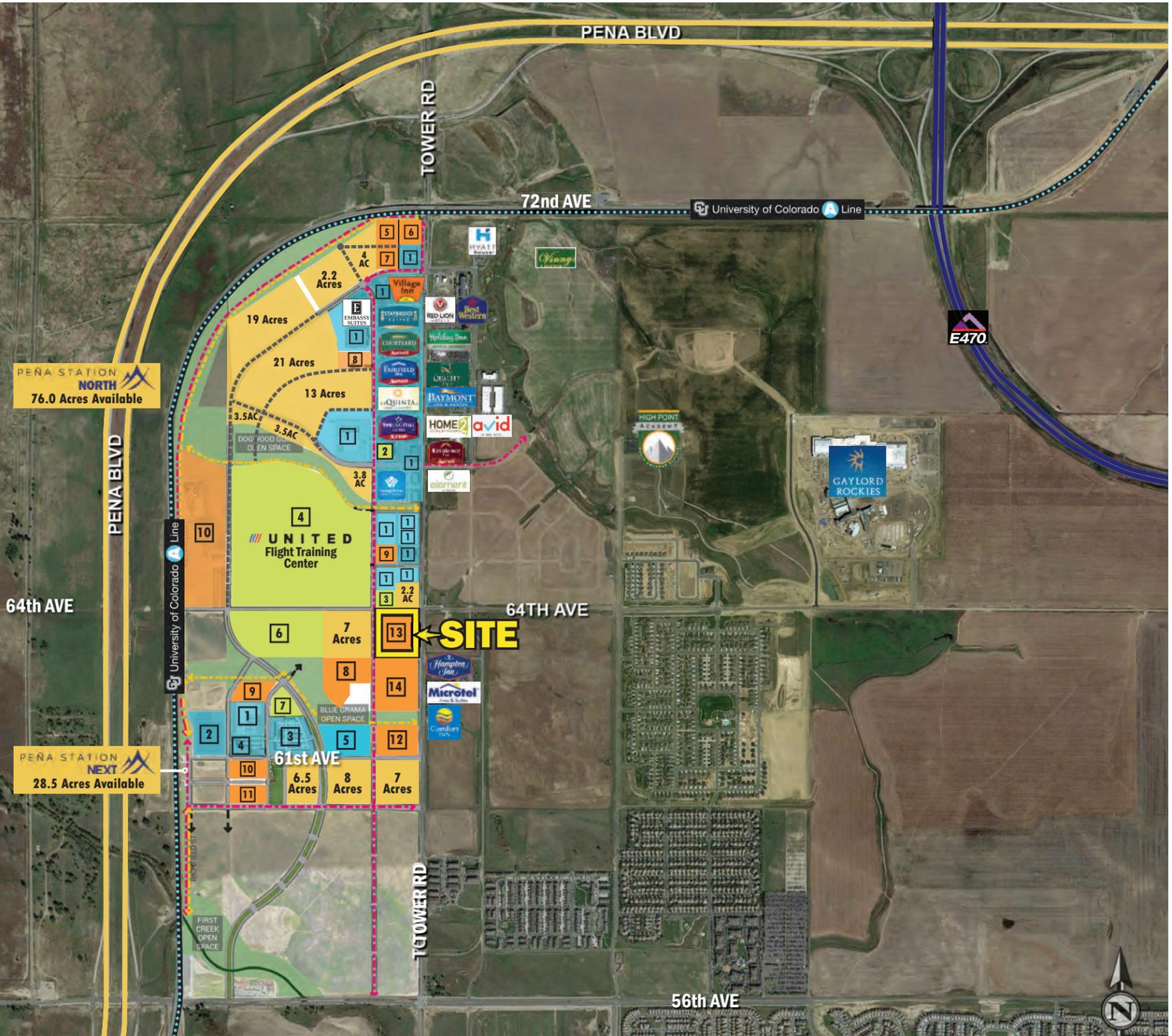
- 1. PANASONIC / RED BULL DISTRIBUTION**
2. DIA PARKING WITH SOLAR CANOPY
3. ELEVATE @ PEÑA STATION - MF RENTALS
4. HYATT PLACE HOTEL/STARBUCKS/BAR
5. HANGAR 61 @ PEÑA STATION - 198 FOR-RENT APTS.

SOLD - UNDER CONSTRUCTION

- 6. CONTINENTAL PROPERTIES - 272 FOR-RENT APTS.**
7. PEÑA STATION TOWNHOMES - 37 FOR-SALE

UNDER CONTRACT

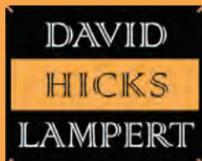
- 8. PRIME WEST - 336 MARKET RATE FOR-RENT APTS.**
9. PEÑA STATION TOWNHOMES - 29 FOR-SALE 2-STORY
10. KDG - 305 FOR-RENT APTS./MIXED-USE/RETAIL
11. AVIATION PL. - 385 FOR-RENT APTS./MIXED-USE/RETAIL
12. 61 PEÑA ST. - 365 FOR-RENT APTS./MIXED-USE/RETAIL
13. EVERGREEN - COMMERCIAL - PARCEL A
14. EVERGREEN - COMMERCIAL - PARCEL B



PEÑA STATION NORTH
76.0 Acres Available

PEÑA STATION NEXT
28.5 Acres Available

SITE



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The information contained herein was obtained from sources deemed reliable. David, Hicks & Lampert Brokerage, LLC makes no warrant and assume no liabilities whatsoever for the accuracy or use of this data.

The printed portions of this form, except differentiated additions, have been approved by the Colorado Real Estate Commission.
(BDT20-5-09) (Mandatory 7-09)

DIFFERENT BROKERAGE RELATIONSHIPS ARE AVAILABLE WHICH INCLUDE LANDLORD AGENCY, TENANT AGENCY OR TRANSACTION-BROKERAGE.

BROKERAGE DISCLOSURE TO TENANT DEFINITIONS OF WORKING RELATIONSHIPS

For purposes of this document, landlord includes sublandlord and tenant includes subtenant.

Landlord's Agent: A landlord's agent works solely on behalf of the landlord to promote the interests of the landlord with the utmost good faith, loyalty and fidelity. The agent negotiates on behalf of and acts as an advocate for the landlord. The landlord's agent must disclose to potential tenants all adverse material facts actually known by the landlord's agent about the property. A separate written listing agreement is required which sets forth the duties and obligations of the broker and the landlord.

Tenant's Agent: A tenant's agent works solely on behalf of the tenant to promote the interests of the tenant with the utmost good faith, loyalty and fidelity. The agent negotiates on behalf of and acts as an advocate for the tenant. The tenant's agent must disclose to potential landlords all adverse material facts actually known by the tenant's agent, including the tenant's financial ability to perform the terms of the transaction and, if a residential property, whether the tenant intends to occupy the property. A separate written tenant agency agreement is required which sets forth the duties and obligations of the broker and the tenant.

Transaction-Broker: A transaction-broker assists the tenant or landlord or both throughout a real estate transaction by performing terms of any written or oral agreement, fully informing the parties, presenting all offers and assisting the parties with any contracts, including the closing of the transaction, without being an agent or advocate for any of the parties. A transaction-broker must use reasonable skill and care in the performance of any oral or written agreement, and must make the same disclosures as agents about all adverse material facts actually known by the transaction-broker concerning a property or a tenant's financial ability to perform the terms of a transaction and, if a residential property, whether the tenant intends to occupy the property. No written agreement is required.

Customer: A customer is a party to a real estate transaction with whom the broker has no brokerage relationship because such party has not engaged or employed the broker, either as the party's agent or as the party's transaction-broker.



RELATIONSHIP BETWEEN BROKER AND TENANT

Broker and Tenant referenced below have NOT entered into a tenant agency agreement. The working relationship specified below is for a specific property described as:

Pena Station - Located 61st Avenue & Tower Road, Denver, CO _____ or real estate which substantially meets the following requirements:

Tenant understands that Tenant shall not be liable for Broker's acts or omissions that have not been approved, directed, or ratified by Tenant.

CHECK ONE BOX ONLY:

Multiple-Person Firm. Broker, referenced below, is designated by Brokerage Firm to serve as Broker. If more than one individual is so designated, then references in this document to Broker shall include all persons so designated, including substitute or additional brokers. The brokerage relationship exists only with Broker and does not extend to the employing broker, Brokerage Firm or to any other brokers employed or engaged by Brokerage Firm who are not so designated.

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Tenant's Agent: A tenant's agent works solely on behalf of the tenant to promote the interests of the tenant with the utmost good faith, loyalty and fidelity. The agent negotiates on behalf of and acts as an advocate for the tenant. The tenant's agent must disclose to potential landlords all adverse material facts actually known by the tenant's agent, including the tenant's financial ability to perform the terms of the transaction and, if a residential property, whether the tenant intends to occupy the property. A separate written tenant agency agreement is required which sets forth the duties and obligations of the broker and the tenant.

Transaction-Broker: A transaction-broker assists the tenant or landlord or both throughout a real estate transaction by performing terms of any written or oral agreement, fully informing the parties, presenting all offers and assisting the parties with any contracts, including the closing of the transaction, without being an agent or advocate for any of the parties. A transaction-broker must use reasonable skill and care in the performance of any oral or written agreement, and must make the same disclosures as agents about all adverse material facts actually known by the transaction-broker concerning a property or a tenant's financial ability to perform the terms of a transaction and, if a residential property, whether the tenant intends to occupy the property. No written agreement is required.

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RELATIONSHIP BETWEEN BROKER AND TENANT

Broker and Tenant referenced below have NOT entered into a tenant agency agreement. The working relationship specified below is for a specific property described as:

DIBC - Located 65th Avenue & Tower Rd , Denver, CO _____ or real estate which substantially meets the following requirements:

Tenant understands that Tenant shall not be liable for Broker's acts or omissions that have not been approved, directed, or ratified by Tenant.

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One-Person Firm. If Broker is a real estate brokerage firm with only one licensed natural person, then any references to Broker or Brokerage Firm mean both the licensed natural person and brokerage firm who shall serve as Broker.

CHECK ONE BOX ONLY:

Customer. Broker is the landlord's agent and Tenant is a customer. Broker is not the agent of Tenant.

Broker, as landlord's agent, intends to perform the following list of tasks:

Show a property Prepare and Convey written offers, counteroffers and agreements to amend or extend the lease.

Customer for Broker's Listings - Transaction-Brokerage for Other Properties. When Broker is the landlord's agent, Tenant is a customer. When Broker is not the landlord's agent, Broker is a transaction-broker assisting in the transaction. Broker is not the agent of Tenant.

Transaction-Brokerage Only. Broker is a transaction-broker assisting in the transaction. Broker is not the agent of Tenant.

If Broker is acting as a transaction-broker, Tenant consents to Broker's disclosure of Tenant's confidential information to the supervising broker or designee for the purpose of proper supervision, provided such supervising broker or designee shall not further disclose such information without consent of Tenant, or use such information to the detriment of Tenant.

THIS IS NOT A CONTRACT.

If this is a residential transaction, the following provision shall apply:

MEGAN'S LAW. If the presence of a registered sex offender is a matter of concern to Tenant, Tenant understands that Tenant must contact local law enforcement officials regarding obtaining such information.

TENANT ACKNOWLEDGMENT:

Tenant acknowledges receipt of this document on _____.

Tenant

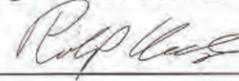
Tenant

BROKER ACKNOWLEDGMENT:

On _____, Broker provided _____ (Tenant)

with this document via _____ and retained a copy for Broker's records.

Brokerage Firm's Name: David, Hicks and Lampert Brokerage, LLC



Broker