

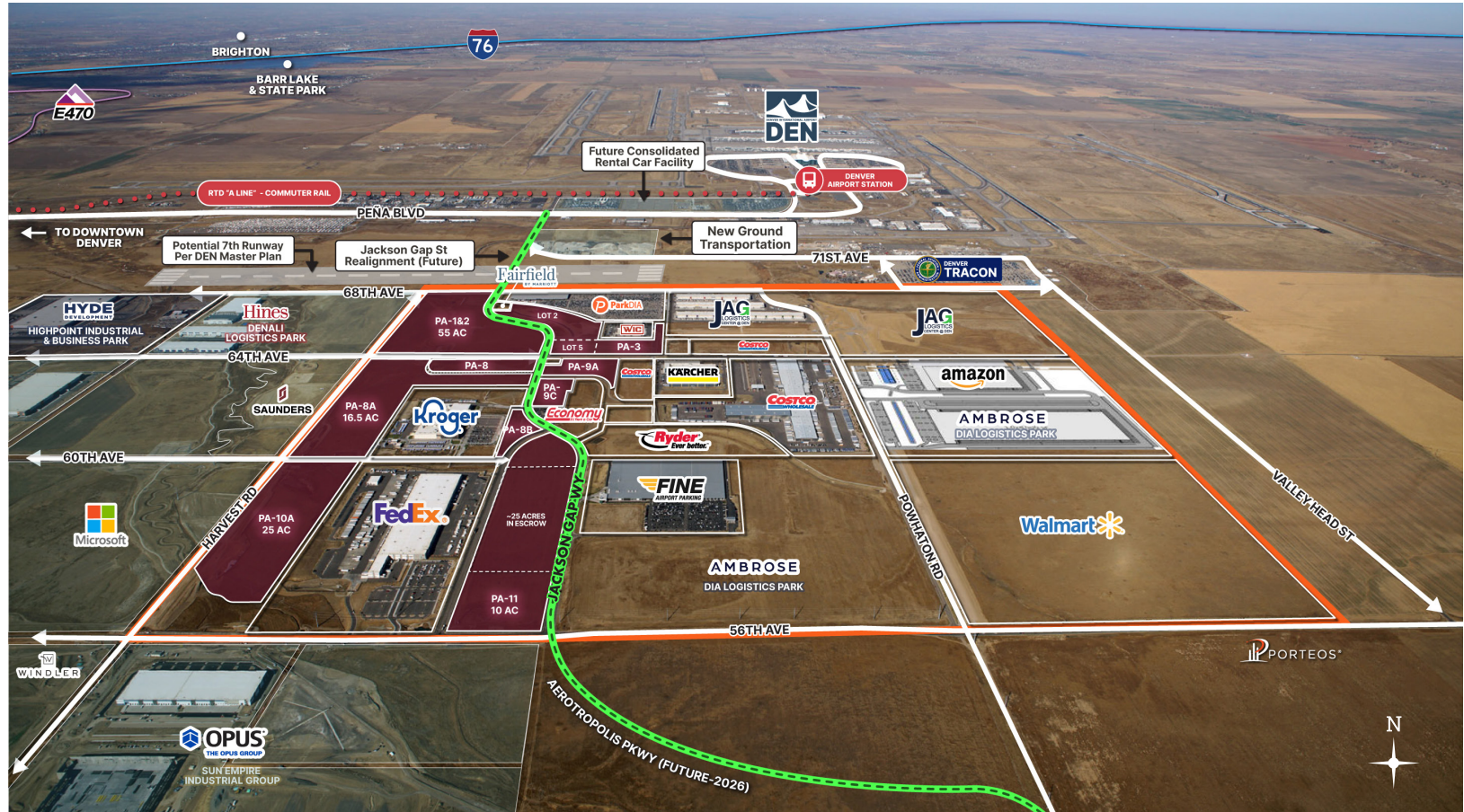
PORTEOS

64th Avenue & Jackson Gap Street | Aurora, CO

SH

SullivanHayes
BROKERAGE

Land, Pads and Shops Available For Lease/Sale Next to One of the Busiest Airports in the World



**Mixed-use Development
Near DIA**

SPENCER MORRISSEY

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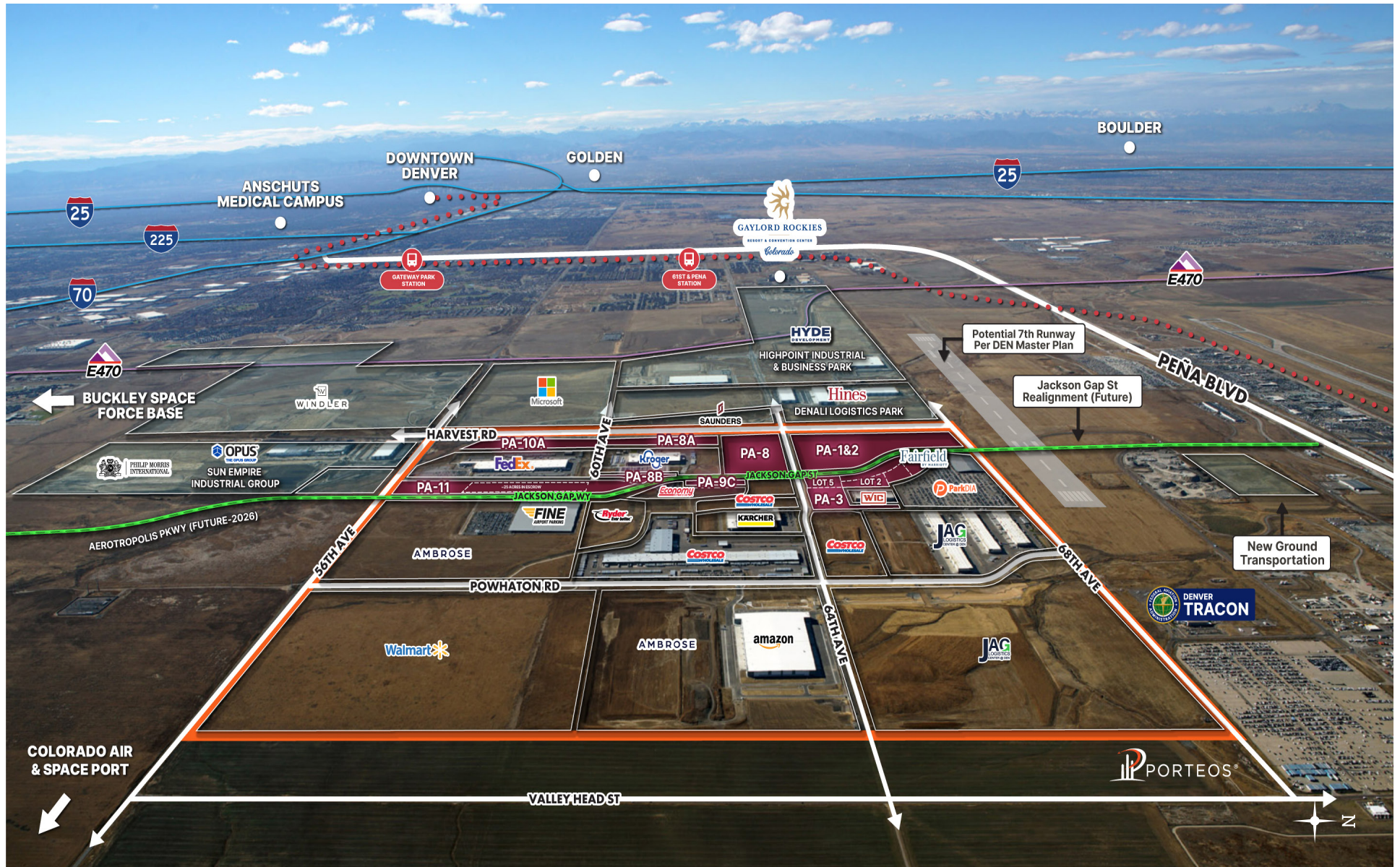
smorrissey@sullivanhayes.com

BRYAN SLAUGHTER

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WEST VIEW





3+ Million

2023 DENVER METRO
POPULATION

3RD

FASTEST GROWING
STATE

+400K

POPULATION INCREASE
SINCE 2013

\$9.4 BILLION

TOURIST DOLLARS SPENT ANNUALLY

174,000

JOBS SUPPORTED
BY TOURISM

TOTAL EMPLOYERS

21,208

#1

State for Work Force & City
STEM Job Growth Index

Denver International Airport

3RD

Busiest Airport

77.8 Million

Passengers in 2023

200+

Continental Destinations

100+ Million

Passengers Expected in 2028

20+

International Destinations

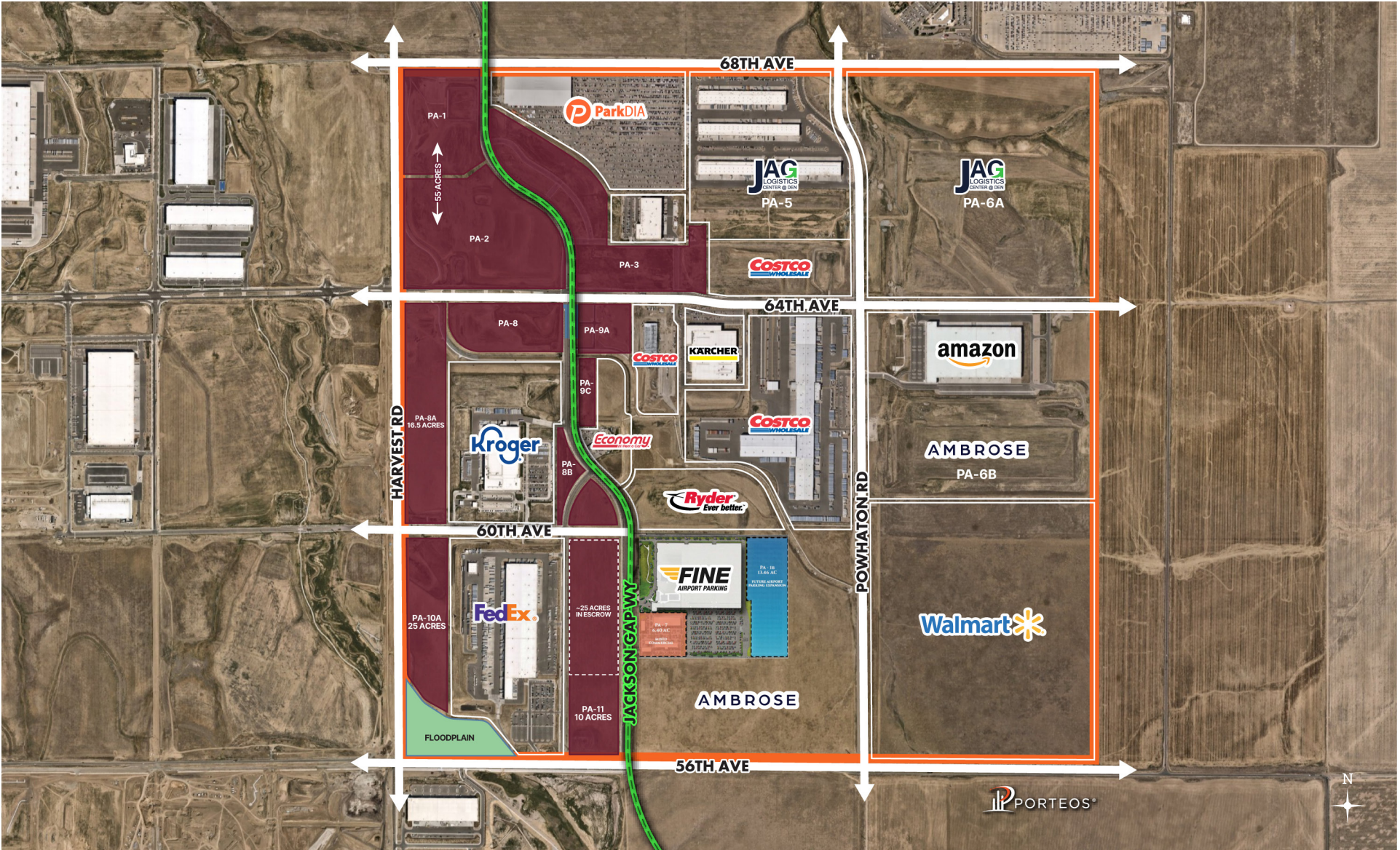
\$36.5 Billion

Annual State-Wide
Economic Impact

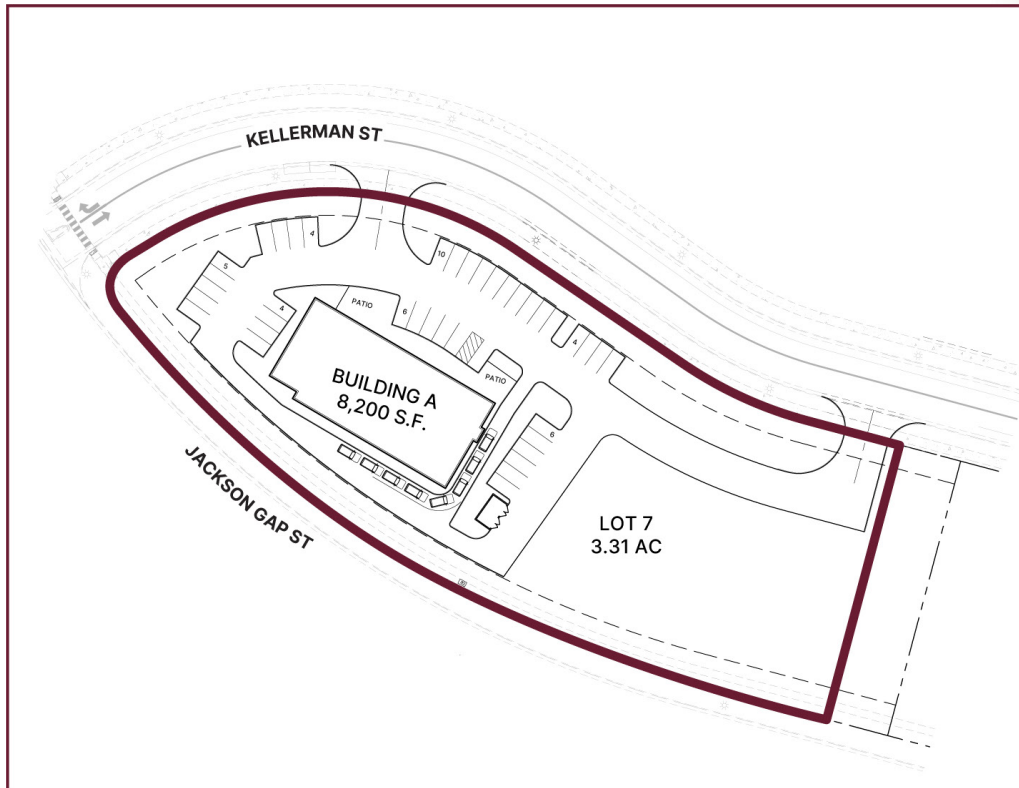
40,000

Employees



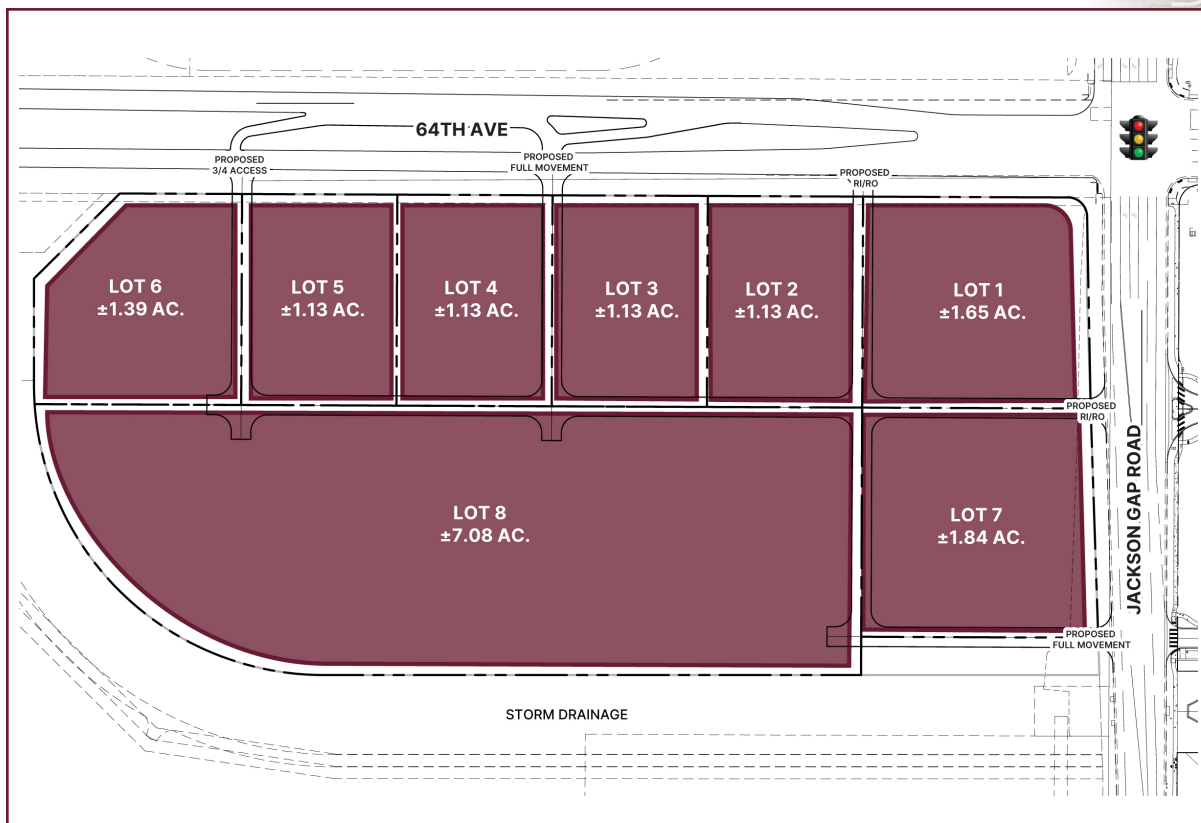


PA-3 (LOT 7)

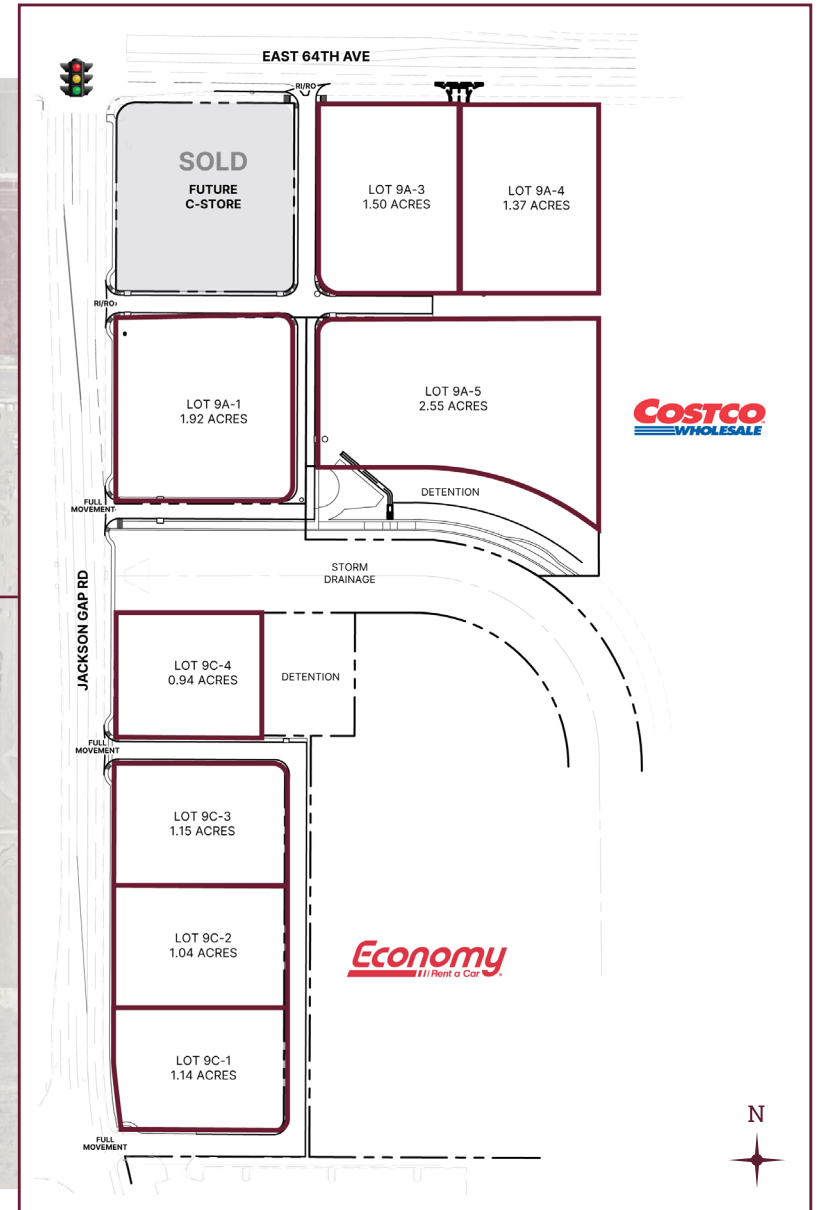


READY FOR DEVELOPMENT STARTING 2026

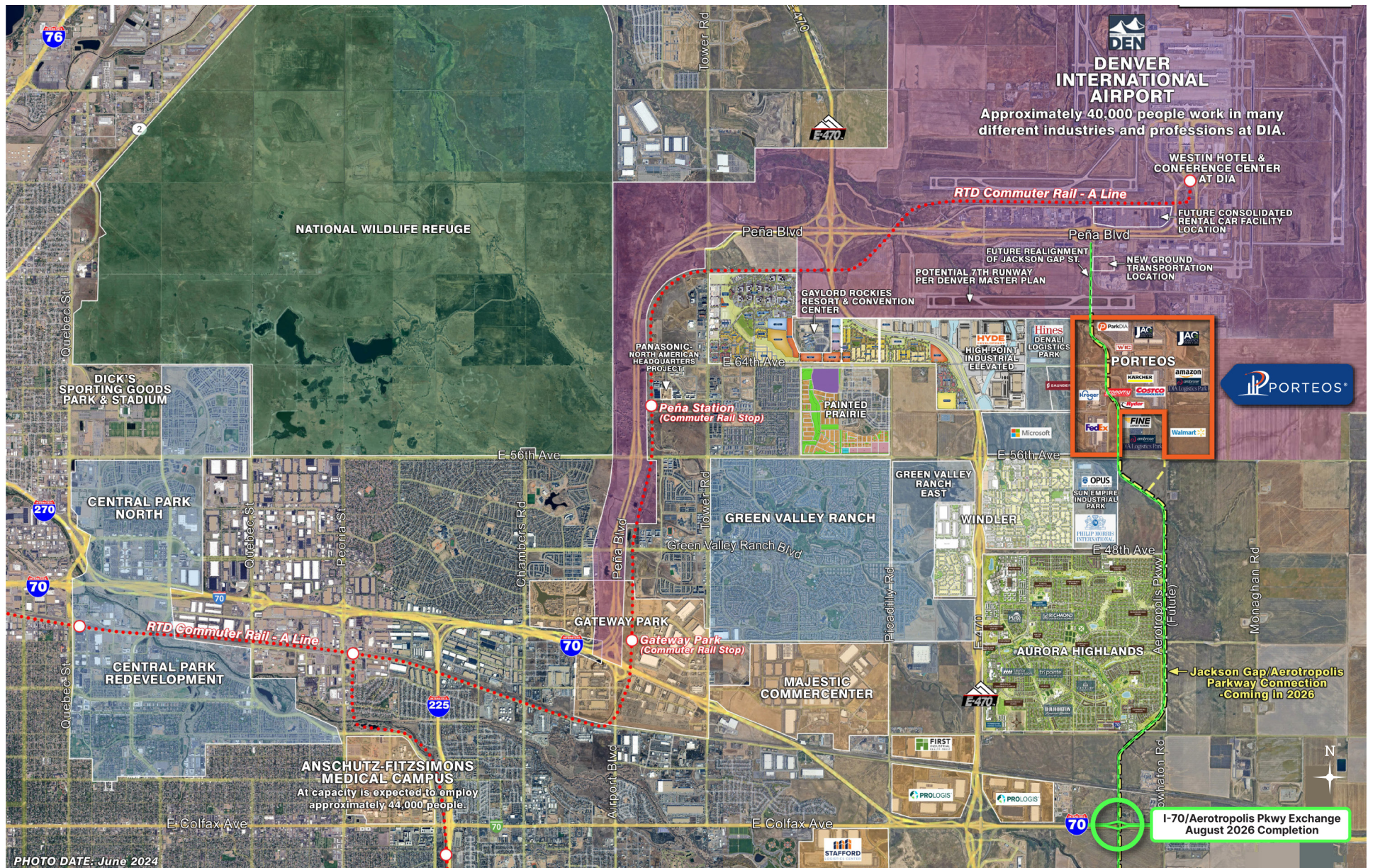
PA-8



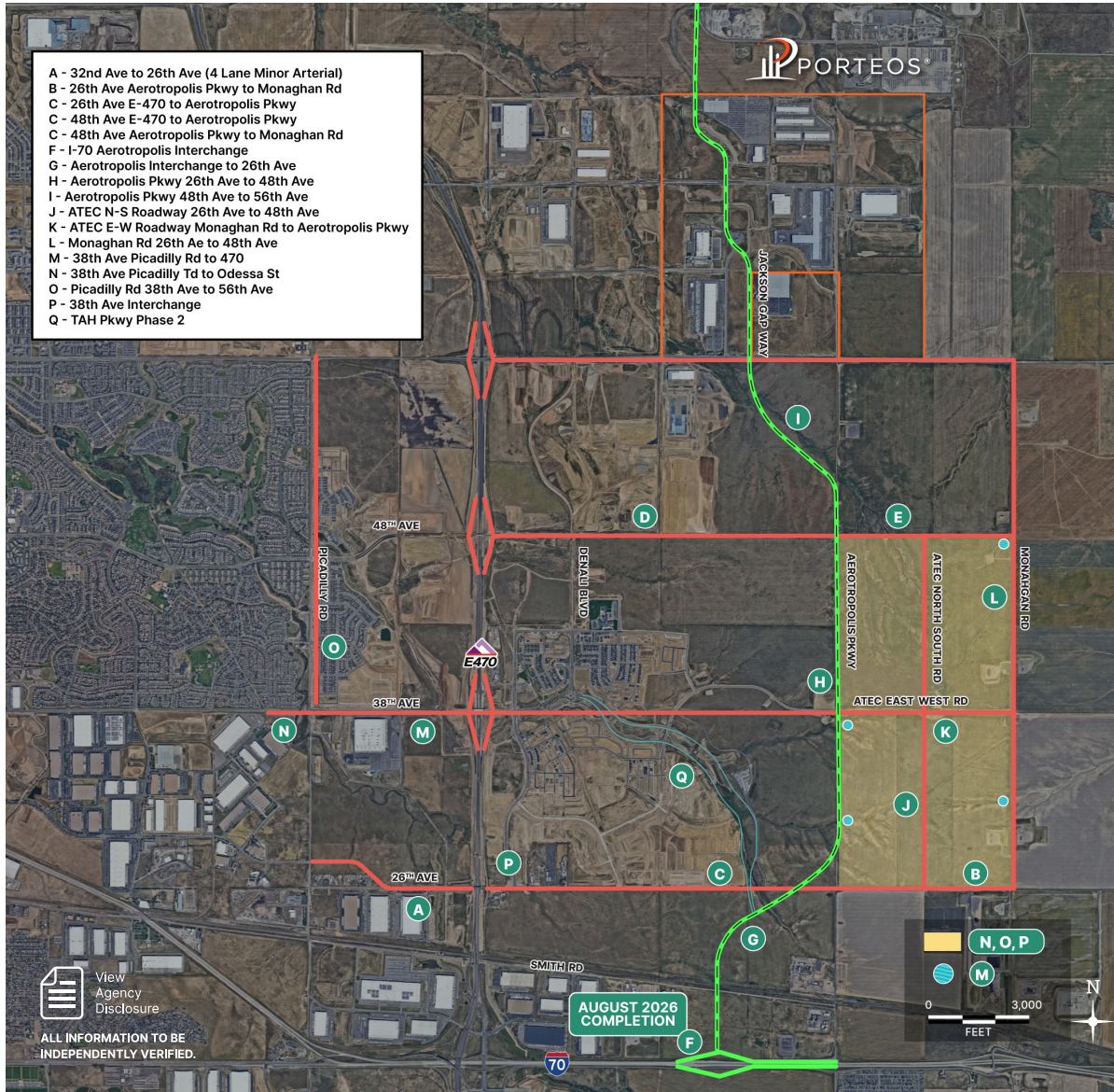
PA-9A/9C






TRADE AREA



AREA DEVELOPMENT & DEMOGRAPHICS



DEMOGRAPHICS

	 POPULATION	 AVERAGE INCOME	 DAYTIME POPULATION
1 Mile	2,323	\$114,020	3,748
3 Mile	44,154	\$107,747	12,072
5 Mile	250,739	\$102,930	99,284

SOURCE: ESRI 2024

TRAFFIC COUNTS

Pena Blvd east of Jackson Gap Rd	110,420 AADT
Pena Blvd east of E-470	134,083

SOURCE: DRCOG 2022

PROJECTIONS

TRAFFIC COUNTS

On Jackson Gap by 2030	32,000 AADT
On Jackson Gap by 2050	59,400 AADT

HOUSEHOLDS

Anticipated in 2040	15,500 AADT
Anticipated in 2050	23,500 AADT

JOBS

Anticipated in 2040	38,500 AADT
Anticipated in 2050	118,500 AADT

SOURCE: DEN JACKSON GAP STUDY REPORT, 2022

CHANGE IS COMING TO

COLORADO aerotropolis

A new route to Denver International Airport from I-70 and E-470 that has no tolls and no bumper-to-bumper traffic, like Pena Blvd.

The Colorado Aerotropolis represents thousands of acres of shovel-ready land around the Denver airport for industrial and commercial development.

It brings together visionaries, manufacturers and industry heavyweights to leverage the economic strength of the region, a workforce of diverse talent and the capabilities of one of America's most connected airports.

Retailers >>> Take advantage of the 40,000+ DIA employees commuting to and from work, the 78,000,000+ annual travelers, and the thousands of Aerotropolis area employees of Fortune 500 companies.



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