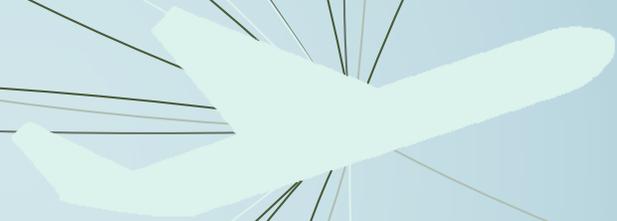




COLORADO'S AIRPORT CITYSM



COMMERCIAL MIXED-USE
DEVELOPMENT OPPORTUNITY
ADJACENT TO DENVER
INTERNATIONAL AIRPORT





RETAIL, RESTAURANT, HOTEL, OFFICE / FLEX, INDUSTRIAL & AVIATION SITES

AVAILABLE FOR SALE OR LEASE AT NEG OF
JACKSON GAP ST & E 64TH AVE

LOCATION HIGHLIGHTS

- ONLY 2 MILES FROM DIA MAIN TERMINAL AND THE NEW 519-ROOM WESTIN HOTEL AND LIGHT RAIL STATION
- LESS THAN 3,000 FEET TO CARGO APRON
- 5 MILES CLOSER TO DIA THAN EXISTING HOTELS / RESTAURANTS
- SITE BENEFITS FROM 2 EXISTING INTERCHANGES AT E-470 / 56TH & 64TH AND ONE ON PENA (JACKSON GAP)
- DIRECT ACCESS TO CARGO APRON VIA TUG ROAD CAN BE NEGOTIATED WITH DIA
- SITE INFRASTRUCTURE IS COMPLETE
- LOCATED WITHIN FOREIGN TRADE ZONE AND ENTERPRISE ZONE
- THE ONLY ENTITLED, ZONED AND SHOVEL-READY, NON-RESIDENTIAL SITE WITHIN A 4 MILE RADIUS (EXCLUDING DIA)

DENVER INTERNATIONAL AIRPORT HIGHLIGHTS

- 5TH BUSIEST AIRPORT IN THE NATION WITH 53 MILLION ANNUAL PASSENGERS
- 3RD LARGEST U.S. DOMESTIC FLIGHT NETWORK AFTER HARTSFIELD-JACKSON ATLANTA INTERNATIONAL & CHICAGO-O'HARE INTERNATIONAL
- \$26.3 BILLION / YEAR ECONOMIC IMPACT
- 35,000 DAILY EMPLOYEES
- APPROXIMATELY 100,000 ROUND TRIPS BY CARS CARRYING 150,000 PASSENGERS DAILY
- OVER 80% AVERAGE OCCUPANCY IN MORE THAN 3,000 HOTEL ROOMS 7-10 MILES FROM THE TERMINAL - ONE OF THE HIGHEST HOTEL OCCUPANCY RATES IN THE METRO AREA

DIA PROPERTY

GATE 9

71st AVENUE

JACKSON GAP STREET

68th AVENUE

TUG CONNECTION

2900'

GATE 7

DIA Property

470'

68TH AVENUE

PARK DIA
PA-4

PA-5A
658,000 SF

PA-5B
658,000 SF

PA-5

PA-7A
658,000 SF

PA-7B

PA-7C

100'

100'

470'

100'

100'

100'

100'

100'

100'

100'

100'

100'

100'

100'

PA-1
MIXED COMM
30.2 AC

PA-4
IND
55.3 AC

PA-5
IND
79.0 AC

PA-3
MIXED COMM
60.9 AC

PA-2
MIXED COMM
59.4 AC

PA-6
IND
272.0 AC

AIRPORT /
CARGO
USES

PA-7
IND
82.87 AC

PA-9a
MIXED
COMM
30.1 AC

PA-8a
MIXED COMM
78.5 AC

PA-8b
MIXED
COMM
53.1 AC

PA-9b
MIXED COMM
97.0 AC

64th AVENUE

VALLEYHEAD STREET

HARVEST ROAD

POW-HATON ROAD

PA-10a
MIXED COMM
59.0 AC

PA-10b
MIXED
COMM
41.6 AC

PA-11
MIXED
COMM
39.6 AC

PA-12
MIXED COMM
211.4 AC

FLOODPLAIN
14.5 AC

FOR MORE INFORMATION, PLEASE CONTACT:

INDUSTRIAL

MITGH ZATZ
+1 303 217 7972
MITGH.ZATZ@AM.JLL.COM

CARMON HICKS
+1 303 217 7975
CARMON.HICKS@AM.JLL.COM

JASON WHITE
+1 303 390 5200
JASON.WHITE@AM.JLL.COM

AVIATION

JORDAN KISSEL
+1 424 294 3433
JORDAN.KISSEL@AM.JLL.COM

TOM TURLEY
+1 424 294 3432
TOM.TURLEY@AM.JLL.COM

RETAIL

PHIL HICKS
+1 303 694 6082
PHIL@DHLB.COM

HOTELS

GREG HARTMANN
+1 303 390 5249
GREG.HARTMANN@AM.JLL.COM



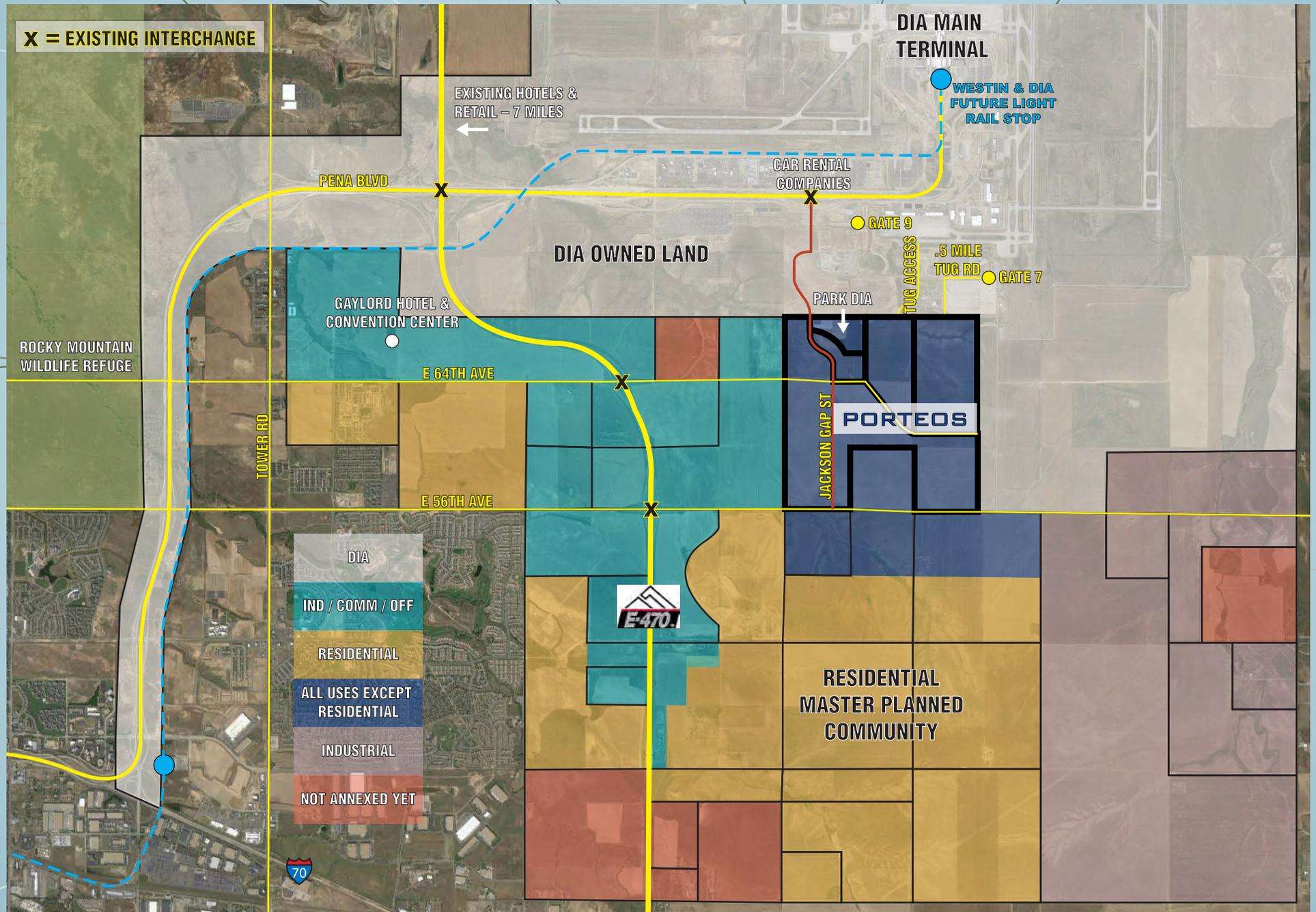
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PORTEOS: ALL USES EXCEPT RESIDENTIAL



THE ONLY SITE ENTITLED, SERVICEABLE & ACCESSIBLE

