

FOR SALE: PEÑA STATION PARCELS

# NEC 62nd Ave. and Richfield St.

Denver, Colorado 80249



## TOD Development Sites

**Sale Price: \$5,157,500 (\$8.00/SF) Bulk  
Individual Pricing Below**

Approximately 15 acres for sale adjacent to the RTD A Line to DIA. The University of Colorado A Line is a 22.8-mile commuter rail transit line between Denver Union Station and Denver International Airport (DIA). The south parcel is strategically located at the northeast corner of Peña Boulevard and 62nd Avenue and will be immediately adjacent to Peña Station at 61st Avenue and Peña Boulevard. The north parcel enjoys frontage along 64th Avenue on the north providing ready access to Tower Road.

Peña Station Next will be a 383-acre TOD project containing office, residential, retail and hospitality uses. Panasonic Enterprise Solutions has located a new technology and business solutions hub there bringing up to 400 jobs and MGL Partners has broken ground on a 218-unit apartment project nearby. *Please see reverse for aerial.*

Site Size and Pricing	
<b>North Parcel</b>	9.46 Acres, M/L \$4,120,750 (\$10.00/SF)
<b>South Parcel</b>	5.34 Acres, M/L \$2,791,325 (\$12.00/SF)

Property Features	
<b>City / County</b>	Denver / Denver
<b>Taxes</b>	\$20,964.25 (2017)
<b>Zoning</b>	S-MX-12A, A10, DO-6
<b>Water/Sewer</b>	Denver

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For more information, please contact:

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