



FOR IMMEDIATE RELEASE

DEN Releases Rolling Request for Offers for Commercial Development Opportunities

DENVER – Nov. 23, 2022 –Denver International Airport (DEN) is seeking offers from qualified developers, investors and users for commercial development through one or more long-term ground leases of up to 1,500 acres of the airport’s non-aviation land.

“By issuing a rolling RFO, we are able to better guide our growth in a way that aligns with our Vision 100 strategic plan which is helping us to prepare to serve 100 million passengers in the next 8 to 10 years,” said DEN CEO Phil Washington. “This commercial development will support DEN by providing non-aeronautical revenue which allows us to keep our costs to our airlines competitive and also provide our community with more employment opportunities for the future.”

DEN is the second largest landowner of any airport in the world, and the largest in North America. DEN’s division of real estate supports the airport’s core aviation mission by capitalizing on DEN’s size, capacity for growth and centralized location, both nationally and globally, to create innovative, sustainable, and economically beneficial commercial development.

The airport’s vision for development prioritizes seven districts with land uses conceptualized based on acreage availability and airport proximity:

- **West Approach:** Development-ready West Approach will serve millions of passengers and airport employees with a variety of hotels, services, retail, restaurants and offices. The district is distinguished by exposure of 100,000 plus vehicle traffic daily on Peña Blvd.
- **Aero-Industrial:** Aero-Industrial development will capitalize on proximity to airfields and the growing community of industrial development in this highly active area. Cargo, logistics, research and development and other markets will find ample room for expansion and enjoy ease of transport in this district.
- **Second Creek:** Large acreages in this progressive district cater to industrial and transformative sectors such as agribusiness, renewable energy and technology. The next-generation workforce will appreciate quick access to multiple commercial centers off Tower Road, and employers will benefit from a talented labor pool across many adjacent municipalities.
- **Peña Station Next:** This innovative transit-oriented development (TOD) is a living laboratory for autonomous mobility, sustainability and net-zero energy consumption. It’s strategically located along the commuter rail connecting DEN with downtown Denver. A smart move for progressive office, hospitality, retail and education.
- **40th & Airport Station:** This mixed-use transit-oriented development opportunity at 40th & Airport is anchored by a commuter rail station at the entrance to DEN, with visibility from I-70 and Peña Boulevard as well as the A-Line ridership. Residential neighborhood growth to the north, hospitality services to the west and industrial development to the east make this a truly mixed-use area.
- **72nd & Himalaya:** Smart manufacturing, retail, and recreation opportunity near the Gaylord Rockies Resort & Convention Center and future rail stop with great visibility from Peña Boulevard and E-470.
- **East Approach:** A global business district with direct access to DEN and the main terminal. Workers and visitors can connect to the terminal via an art walk, bike sharing program or circulator.
- In addition to these seven districts, DEN has available land for potential solar development.

Offers shall be evaluated by DEN Evaluation Committee for market competitiveness and based on selection criteria set forth in the Request for Offer (RFO). There is no submission deadline. Although DEN can close the RFO at any time, DEN Real Estate anticipates keeping the opportunity open for multiple years to allow interested parties an opportunity to present ideas for commercial development at DEN.

For more information on the opportunity, offer requirements, and how to submit an offer, visit www.thedistrictsatden.com

Denver International Airport is the third-busiest airport in the world. DEN is the primary economic engine for the state of Colorado, generating more than \$33 billion for the region annually. For more information visit www.FlyDenver.com, check us out on [YouTube](#) and [Instagram](#), like us on [Facebook](#) and follow us on [Twitter](#).

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