

TRADE AREA DEMOGRAPHICS

TRAFFIC COUNTS

	1 Mile	3 Mile	5 Mile
Population	6,499	118,256	334,000
Average HH Income	\$234,537	\$149,947	\$137,472
Businesses	517	6,422	16,267
Employees	8,038	65,600	152,739

Source: Applied Geographic Solutions, 2025 Estimates

On I-70 west of Central Park Blvd	173,901 Cars/day
On I-70 east of Central Park Blvd	220,572 Cars/day
On Central Park Blvd north of 40th Ave	34,396 Cars/day
On Central Park Blvd south of 40th Ave	32,109 Cars/day

Source: CDOT 2025



FOR MORE INFORMATION, PLEASE CONTACT

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AVAILABLE FOR LEASE CENTRAL PARK BLVD

40TH AVENUE & CENTRAL PARK BOULEVARD - DENVER, CO



- Join **WHOLE FOODS MARKET**.
- Retail space coming soon to Central Park!
- 2Q 2026 Delivery.
- Exceptional daytime and residential demographics, plus another 34,249 residential units approved in the trade area.
- Signalized intersection.



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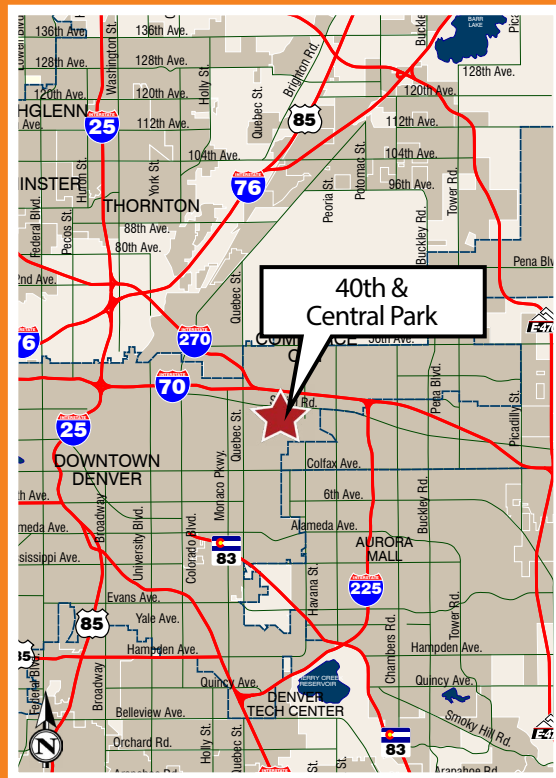
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40TH AVE & CENTRAL PARK BLVD

SWC OF 40TH AVENUE & CENTRAL PARK BOULEVARD - DENVER, CO



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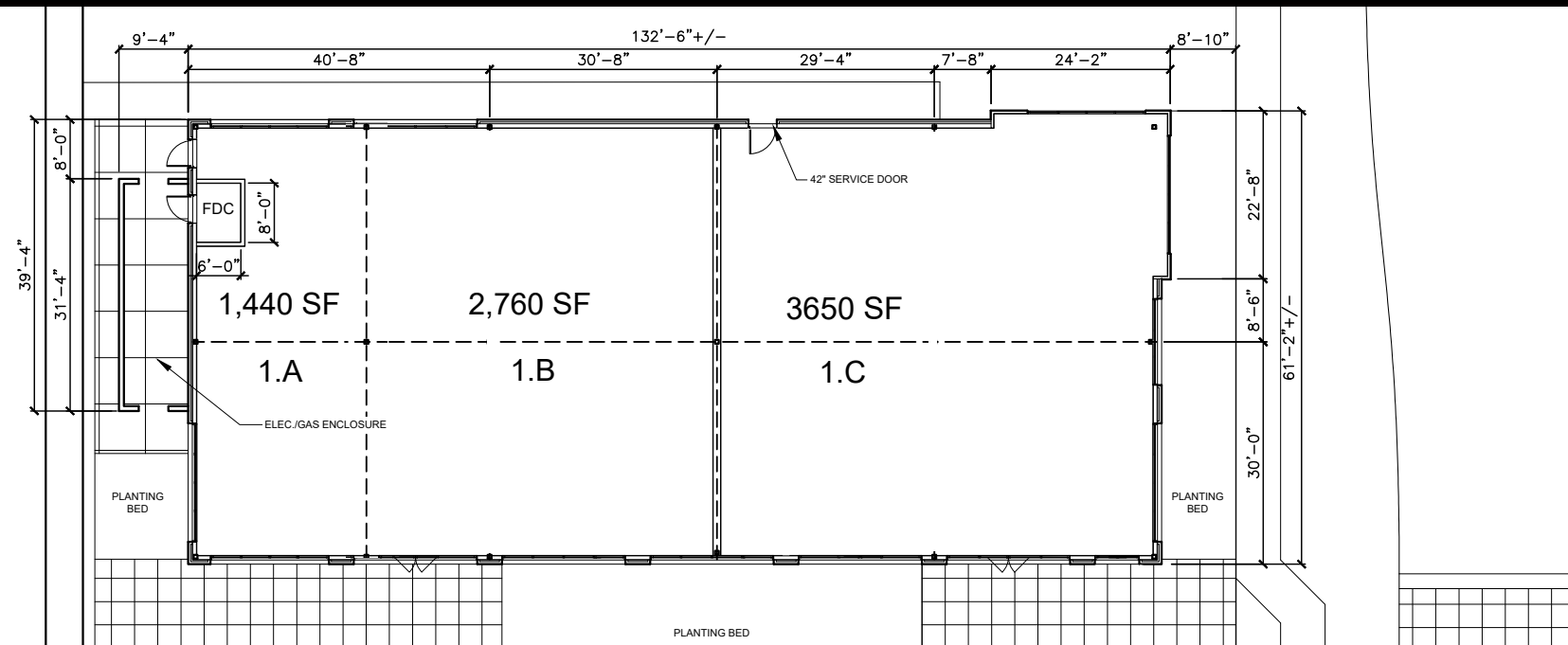


40TH AVE & CENTRAL PARK BLVD

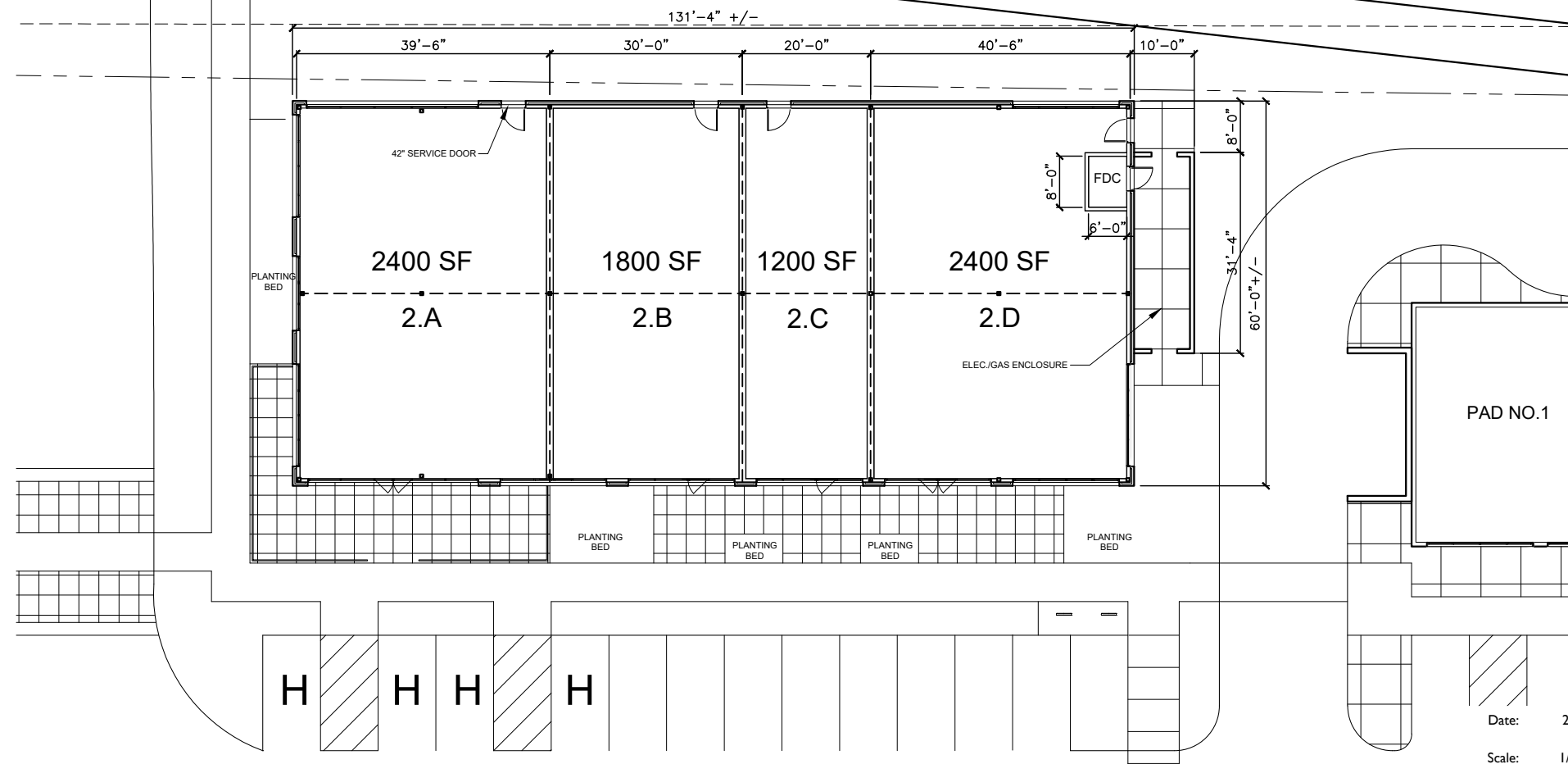
SWC OF 40TH AVENUE & CENTRAL PARK BOULEVARD - DENVER, CO

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SHOPS 1



SHOPS 2



PAD NO.1

Date: 2 May, 2025
Scale: 1/16" = 1'-0"

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