

TRADE AREA DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
Population	11,236	63,724	220,421
Average HH Income	\$239,050	\$148,406	\$134,462
Businesses	426	4,237	11,367
Employees	6,918	54,143	109,560

Source: Applied Geographic Solutions, 2025 Estimates

TRAFFIC COUNTS

56th Ave east of Quebec Street	23,291 Cars/day
56th Ave east of Central Park Boulevard	22,675 Cars/day
I-270 north of I-70	94,440 Cars/day
I-70 east of Central Park Boulevard	221,870 Cars/day

Source: CDOT 2025

Central Park Zip Code: 80238 - \$133,704 Median Household Income



FOR MORE INFORMATION, PLEASE CONTACT



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BROKER DISCLOSURE

NEW RETAIL AT VICTORY CROSSING

NWC OF 56TH AVENUE & CENTRAL PARK BOULEVARD - COMMERCE CITY, CO



- Commercial and retail sites available for ground lease.
- Estimated delivery 2026.
- Home to Denver's wealthiest zip code: **80238 - Median Household Income \$133,704.**
- Highly underserved trade area.
- Prominent intersection of 56th Avenue & Central Park Boulevard, next to Dicks Sporting Goods Park and Northfield High School.
- **Central Park (F/K/A Stapleton):** 10th best selling master planned community in U.S. 7,433 homes occupied; selling 450-700 single family, annually; 300-400 apartments, annually.

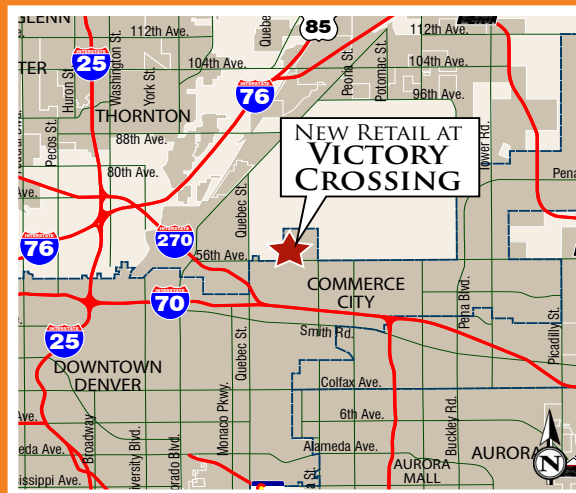
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NEW RETAIL AT VICTORY CROSSING

NWC OF 56TH AVENUE & CENTRAL PARK BOULEVARD - COMMERCE CITY, CO

- Strong residential growth.
- High income and education demographic.
- Great residential and daytime population.
- High traffic corridor.
- Located within a Colorado Enterprise Tax Zone.
- **Call Brokers For Pricing.**



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RETAIL BROKERAGE

Site plans are approximate and subject to change without prior notice

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