

## TRADE AREA DEMOGRAPHICS

	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

## TRAFFIC COUNTS

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

**dhlb**  
RETAIL BROKERAGE

**PHILIP HICKS**  
303.694.6082  
phil@dhlb.com

**ROBIN NICHOLSON**  
303.577.9971  
robin.nicholson@dhlb.com

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BROKER DISCLOSURE

# 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.



**PHILIP HICKS**  
303.808.0507  
phil@dhlb.com

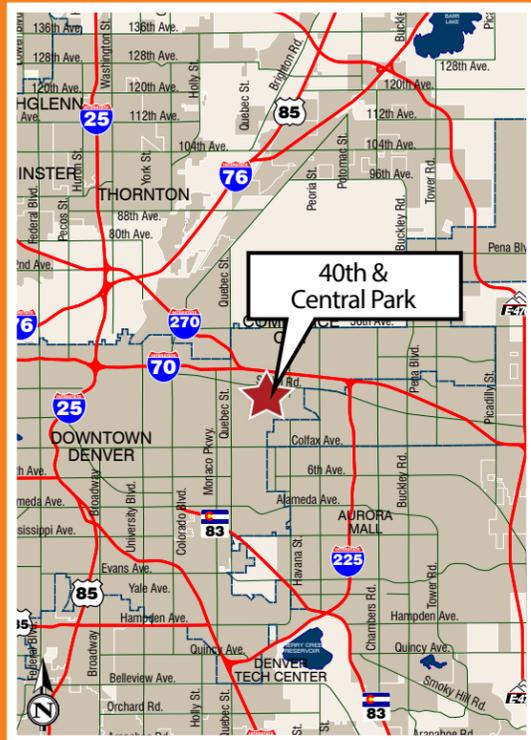
**ROBIN NICHOLSON**  
303.880.8400  
robin.nicholson@dhlb.com

**dhlb**  
RETAIL BROKERAGE



# 40TH AVE & CENTRAL PARK BLVD

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



**dhlb**  
RETAIL BROKERAGE

**PHILIP HICKS**  
303.694.6082  
phil@dhlb.com

**ROBIN NICHOLSON**  
303.577.9971  
robin.nicholson@dhlb.com

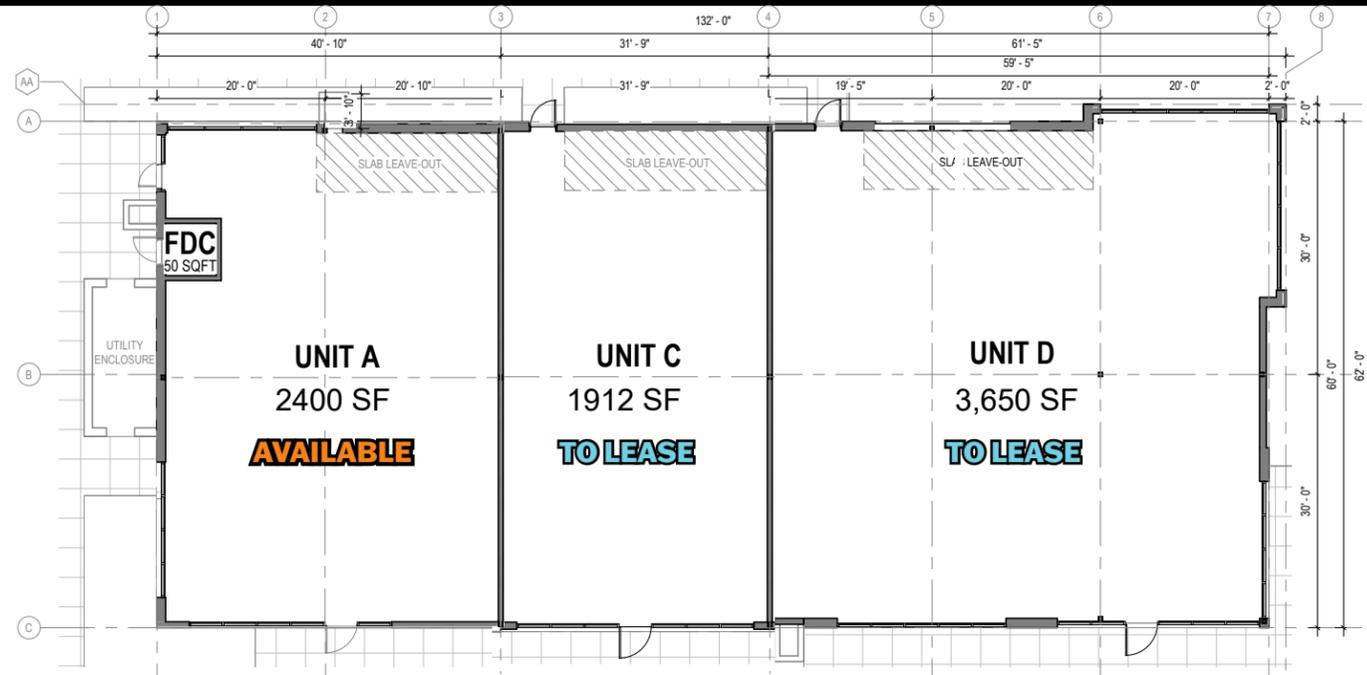
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# 40TH AVE & CENTRAL PARK BLVD

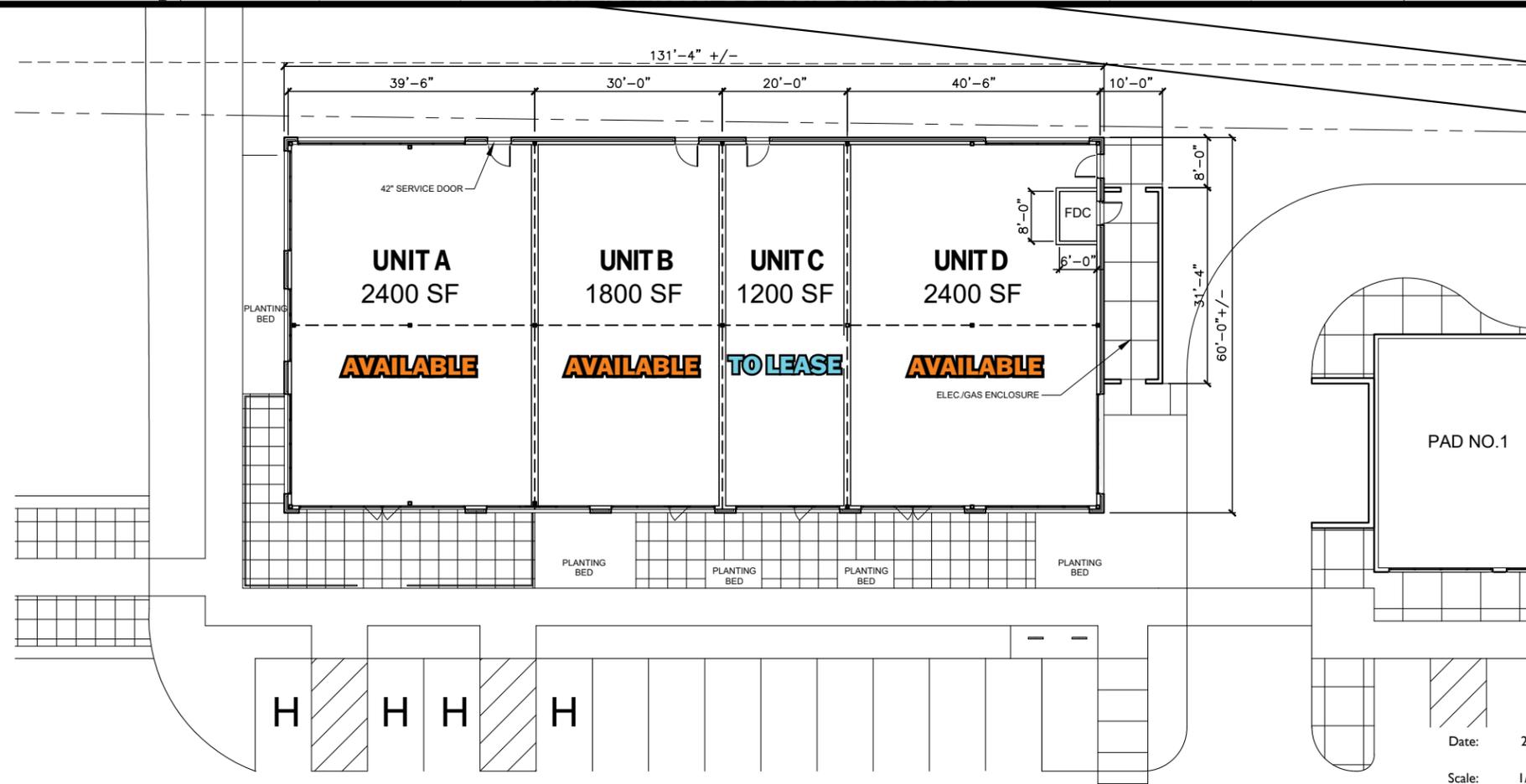
SWC OF 40TH AVENUE & CENTRAL PARK BOULEVARD - DENVER, CO



## SHOPS 1



## SHOPS 2



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

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