

TRADE AREA DEMOGRAPHICS

TRAFFIC COUNTS

	1 Mile	3 Mile	5 Mile
Population	8,283	118,491	330,859
Average HH Income	\$244,300	\$163,083	\$148,259
Businesses	518	6,371	16,270
Employees	8,324	67,538	164,510

Source: Applied Geographic Solutions, 2026 Estimates

On I-70 west of Central Park Blvd	172,336 Cars/day
On I-70 east of Central Park Blvd	240,547 Cars/day
On Central Park Blvd north of 40th Ave	34,277 Cars/day
On Central Park Blvd south of 40th Ave	28,714 Cars/day

Source: CDOT 2026



FOR MORE INFORMATION, PLEASE CONTACT

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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 2027 Delivery.
- Exceptional daytime and residential demographics, plus another 34,249 residential units approved in the trade area.
- Signalized intersection.



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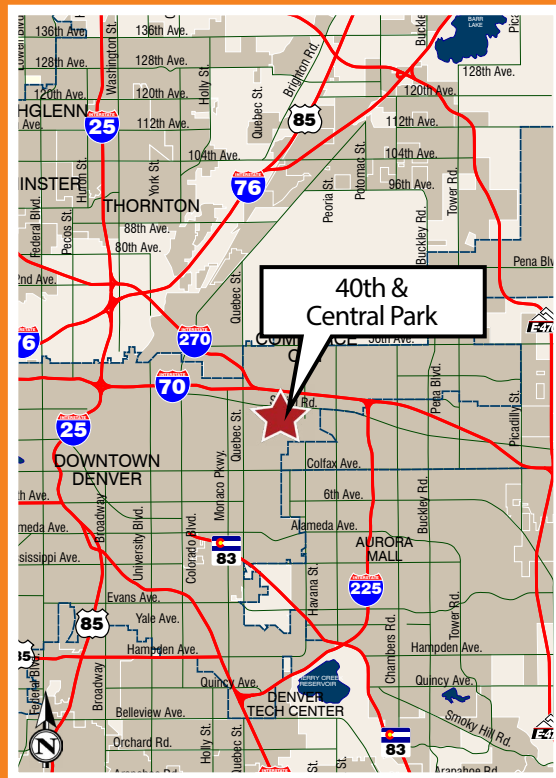
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40TH AVE & CENTRAL PARK BLVD

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



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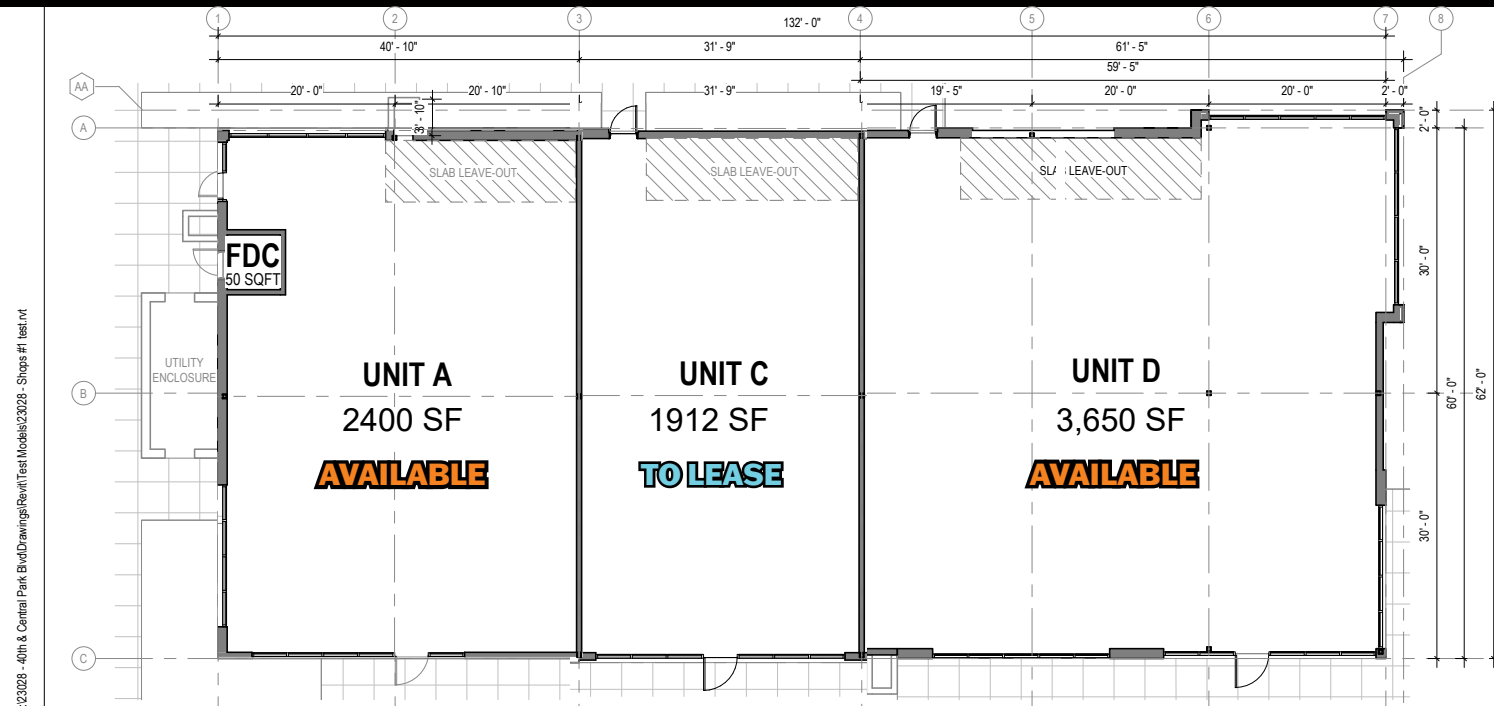


40TH AVE & CENTRAL PARK BLVD

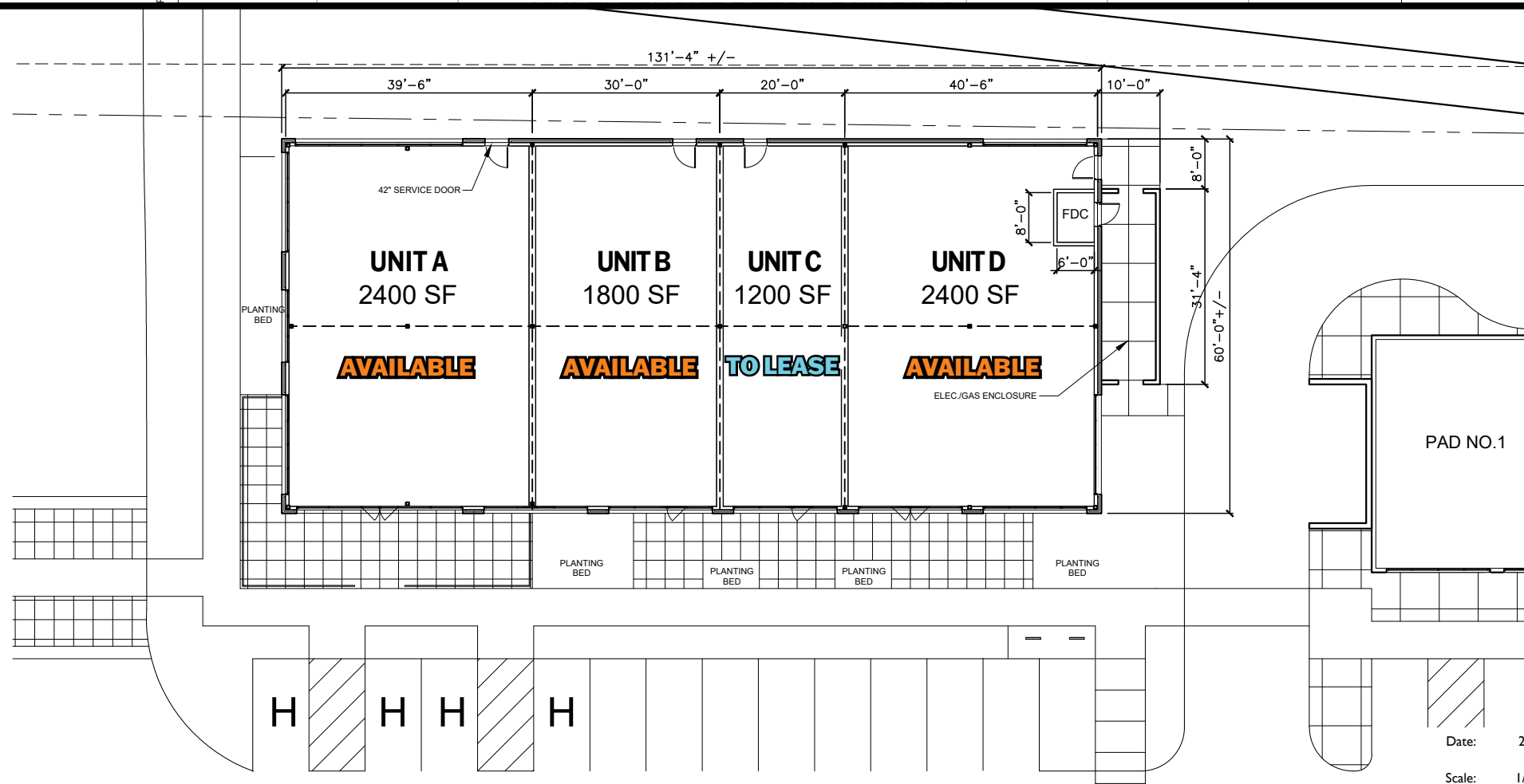
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SHOPS 1



SHOPS 2



Date: 2 May, 2025

Scale: 1/16" = 1'-0"

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