

CENTRAL PARK BLVD

40TH AVENUE & CENTRAL PARK BOULEVARD - DENVER, CO



PROPERTY HIGHLIGHTS

- 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.

NEARBY RETAILERS



TRAFFIC COUNTS

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

Source: CDOT 2026

DEMOGRAPHICS	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

PHILIP HICKS
303.808.0507
phil@dhlb.com

ROBIN NICHOLSON
303.880.8400
robin.nicholson@dhlb.com



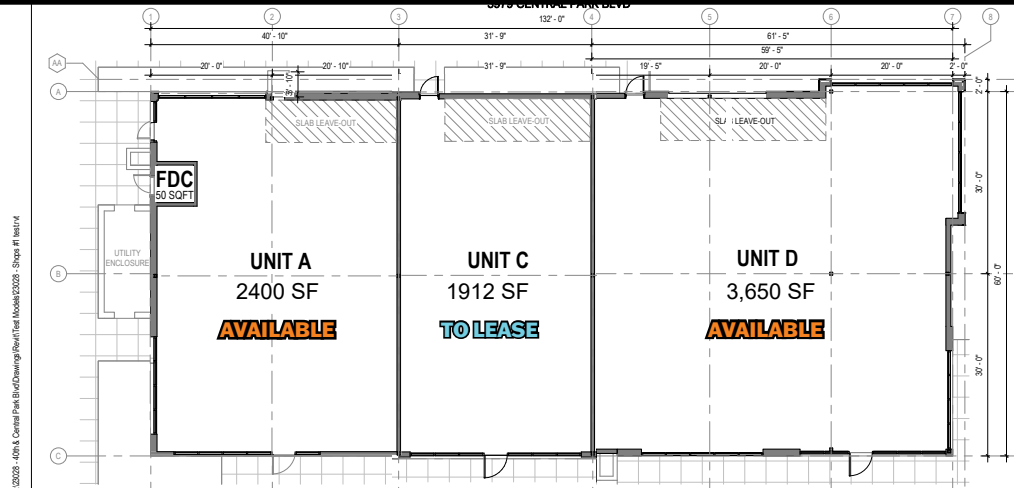
40TH AVENUE & CENTRAL PARK BOULEVARD - DENVER, CO



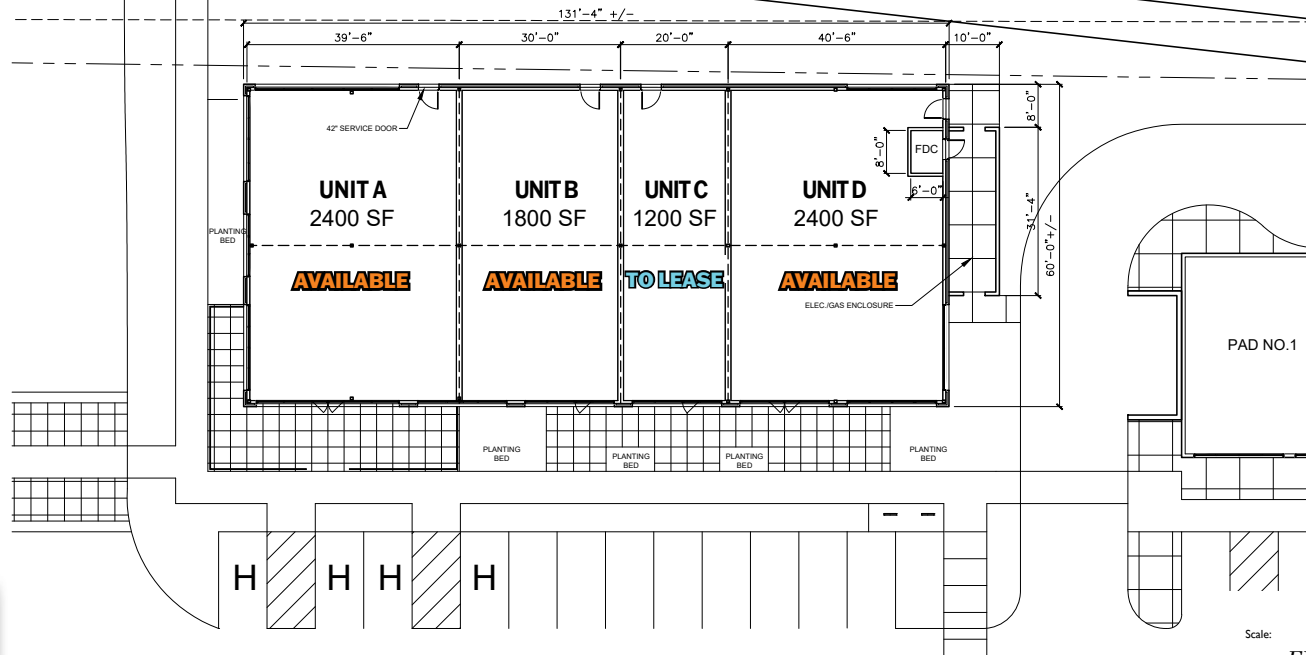
CENTRAL PARK BLVD

40TH AVENUE & CENTRAL PARK BOULEVARD - DENVER, CO

SHOPS 1



SHOPS 2



[CLICK HERE TO
VIEW RENDERINGS](#)

NOTE: PLANS ARE PRELIMINARY & SUBJECT TO FURTHER DEVELOPMENT

CENTRAL PARK BLVD

40TH AVENUE & CENTRAL PARK BOULEVARD - DENVER, CO





5750 DTC Parkway, Suite 200
Greenwood Village, CO 80111

www.dhlb.com

PHILIP HICKS

303.808.0507

phil@dhlb.com

ROBIN NICHOLSON

303.880.8400

robin.nicholson@dhlb.com

[CLICK HERE FOR
BROKER DISCLOSURE](#)