

VICTORY CROSSING

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



PROPERTY HIGHLIGHTS

- **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.

TRAFFIC COUNTS

56th Ave east of Quebec St	23,291 CPD
56th Ave east of Central Park Blvd	22,675 CPD
I-270 north of I-70	94,440 CPD
I-70 east of Central Park Blvd	221,870 CPD

Source: CDOT 2025

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

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dhlb
RETAIL BROKERAGE



1.7 Million Visitors

- Home to Colorado Rapids
- International Rugby Tournament

- Numerous junior lacrosse & soccer tournaments on 30 fields
- Concert seating - 27,000
- Sporting seating - 18,061

TKG Residential Development

- 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.**

58th Ave

23,291 CPD

(Proposed)

56th Ave

55th Ave

Wabash St

Central Park Blvd

Central Park Blvd

Alton St

58th Ave

57th Ave

Beeler St

Beeler Ct

MURPHY USA



DENTIST
BOX STATE
paws n' play
ASPEN LANE
SPECIALIZED BICYCLE SHOP



DSST High School
(500 Students)

NORTHFIELD NHS
HIGH SCHOOL
Student Pop - 587
Full Enrollment - 1,500
(Open Campus)

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





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