

FOR LEASE



2385 XANTHIA WAY
DENVER, COLORADO

PROPERTY HIGHLIGHTS

~21,170 SF (.49 acres) of land for sale, ground lease or BTS

Adjacent to the new TOCA football at the Bladium Sports and Fitness Club in Central Park

Favorable C-MU-20 zoning allowing for a variety of uses including retail, office, medical, high rise multi-family

Strong local demographics and dense residential surrounding

Onsite parking and cross parking with TOCA

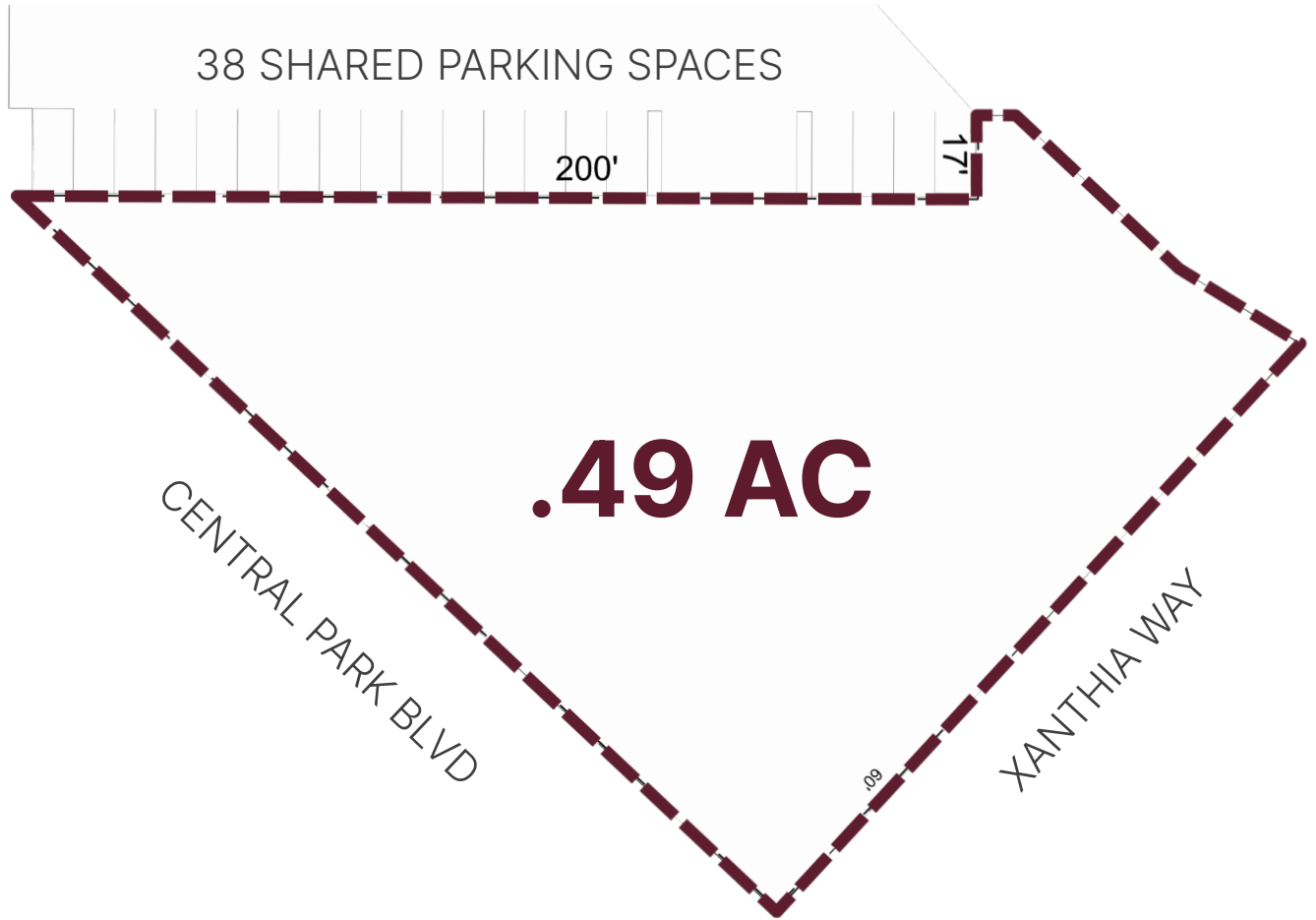
Property development subject to existing parking agreement with adjacent tenant

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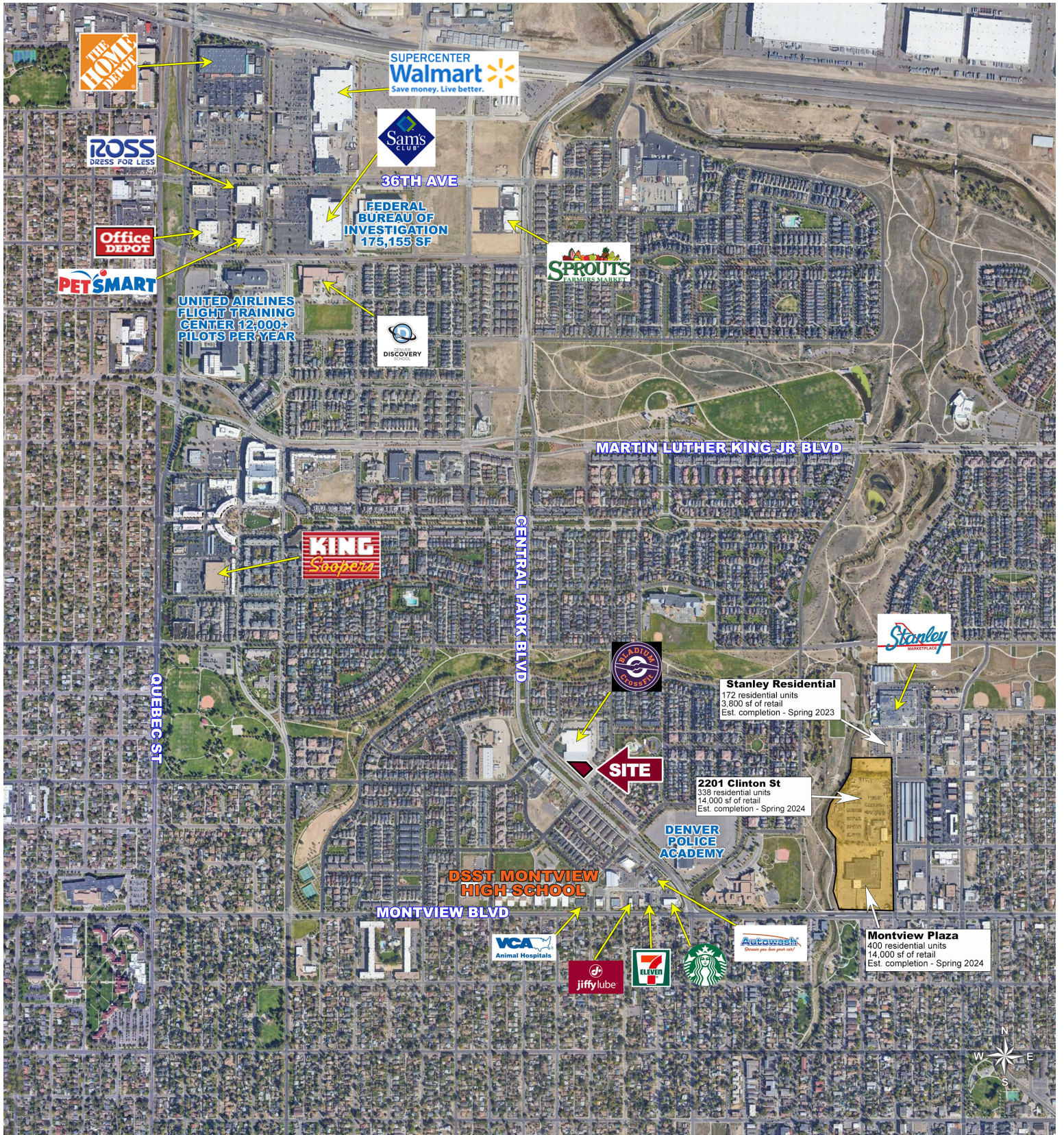
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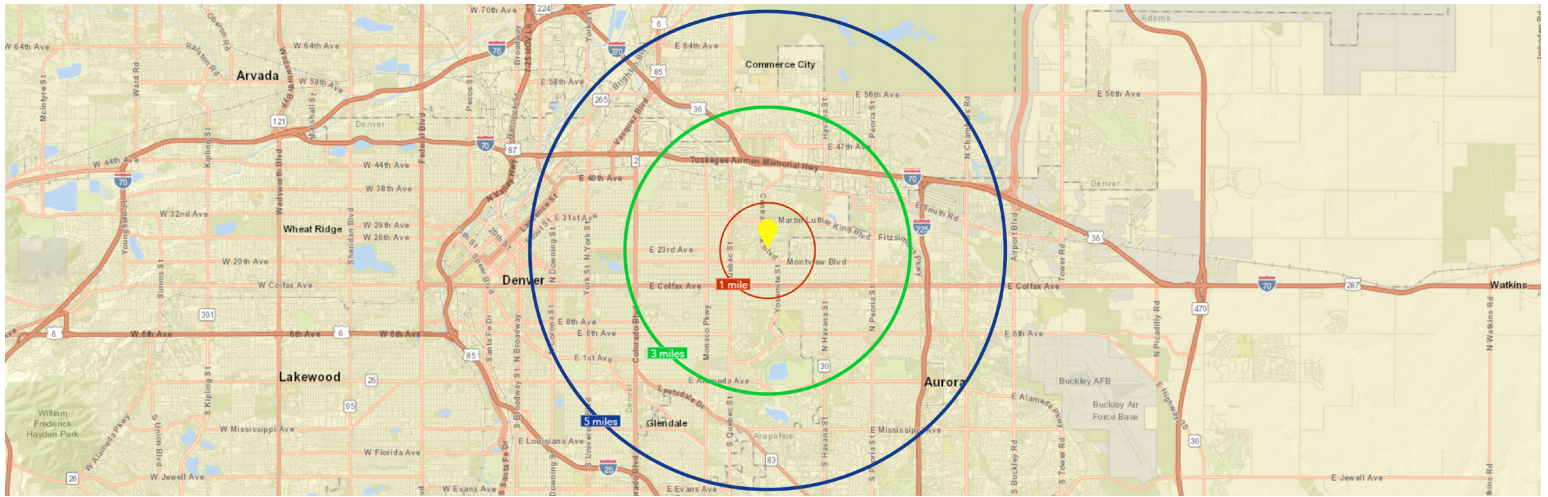
SITE PLAN



TRADE AREA



AREA DEMOGRAPHICS



DEMOGRAPHICS | COMPARISON SUMMARY

CATEGORIES	1 MILE	3 MILES	5 MILES
ESTIMATED POPULATION	29,165	151,942	437,206
PROJ. POPULATION IN 2026	31,653	162,975	468,561
AVG. HOUSEHOLD INCOME	\$113,267	\$112,914	\$100,340
DAYTIME POPULATION (EMPLOYEES)	7,289	86,704	252,607

SOURCE: ESRI 2021

TRAFFIC COUNTS

LOCATION	CARS/DAY
Central Park Blvd northwest of Xanthia Wy	20,664
Montview Blvd east of Central Park Blvd	23,002
Montview Blvd west of Central Park Blvd	11,000 ¹

SOURCE: DRCOG 2018, ¹2019



BROKER CONTACT

ABOUT SULLIVANHAYES

SullivanHayes Brokerage is Colorado's premier, full service retail brokerage company assisting tenants, landlords, and developers. We have enjoyed a rich history serving the commercial real estate industry since 1978. SullivanHayes is proud to have helped some of the most sophisticated national retailers and landlords expand throughout Colorado, as well as passionate local concepts and developers that make our community vibrant and dynamic.

VISIT: www.sullivanhayes.com

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All information to be independently verified.