

RUNWAY

35

S

For Lease

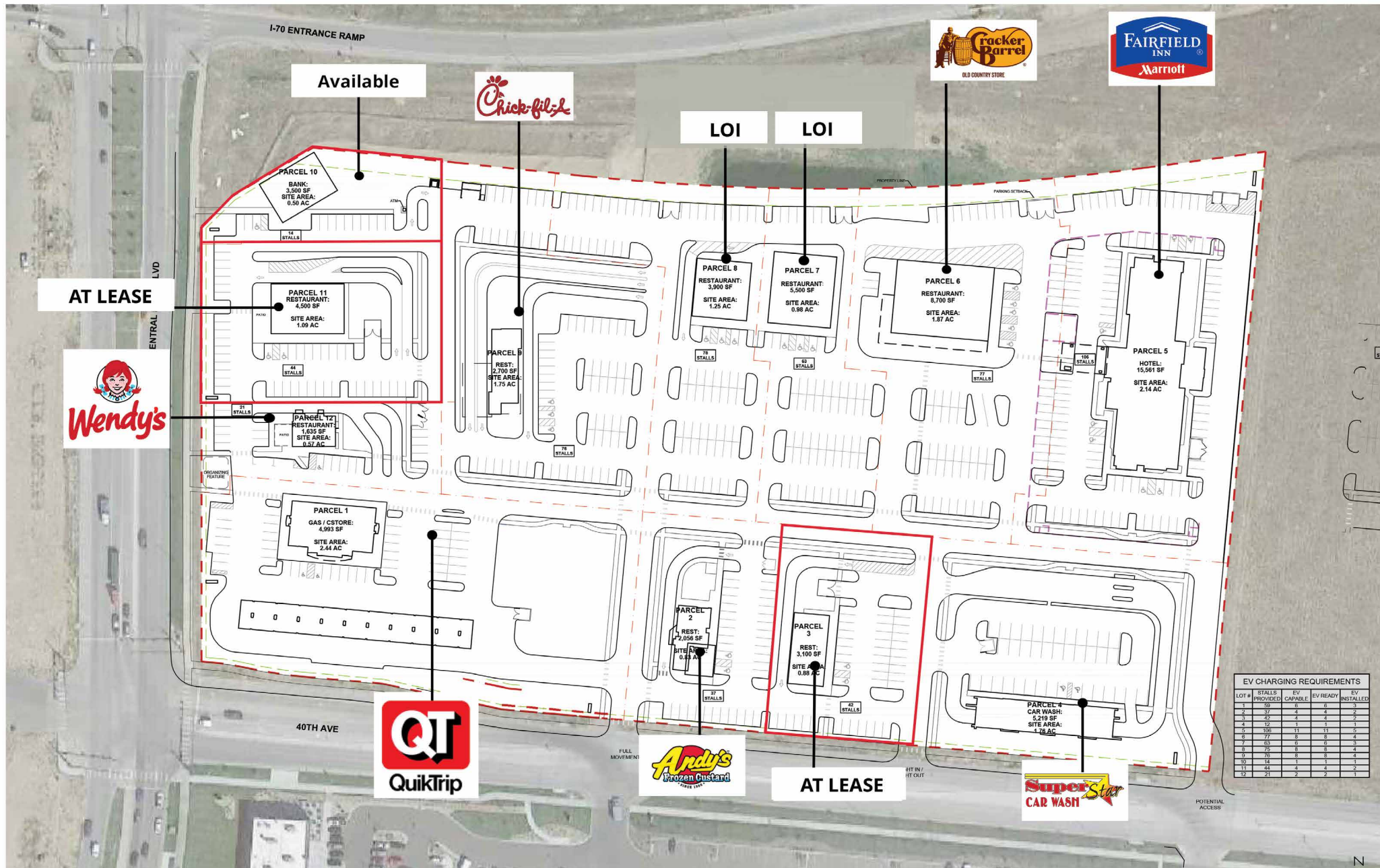
SEC of Central Park Blvd & 40th | Denver, CO

JOIN THESE RETAILERS



Runway 35 South

SEC of Central Park Blvd & 40th | Denver, CO



LOT #	STALLS PROVIDED	EV CAPABLE	EV READY	EV INSTALLED
1	65	6	6	2
2	37	4	4	2
3	52	4	4	2
4	12	1	1	1
5	108	11	11	3
6	77	8	8	4
7	103	6	6	3
8	75	8	8	4
10	18	1	1	4
11	43	4	4	2
12	21	2	2	1

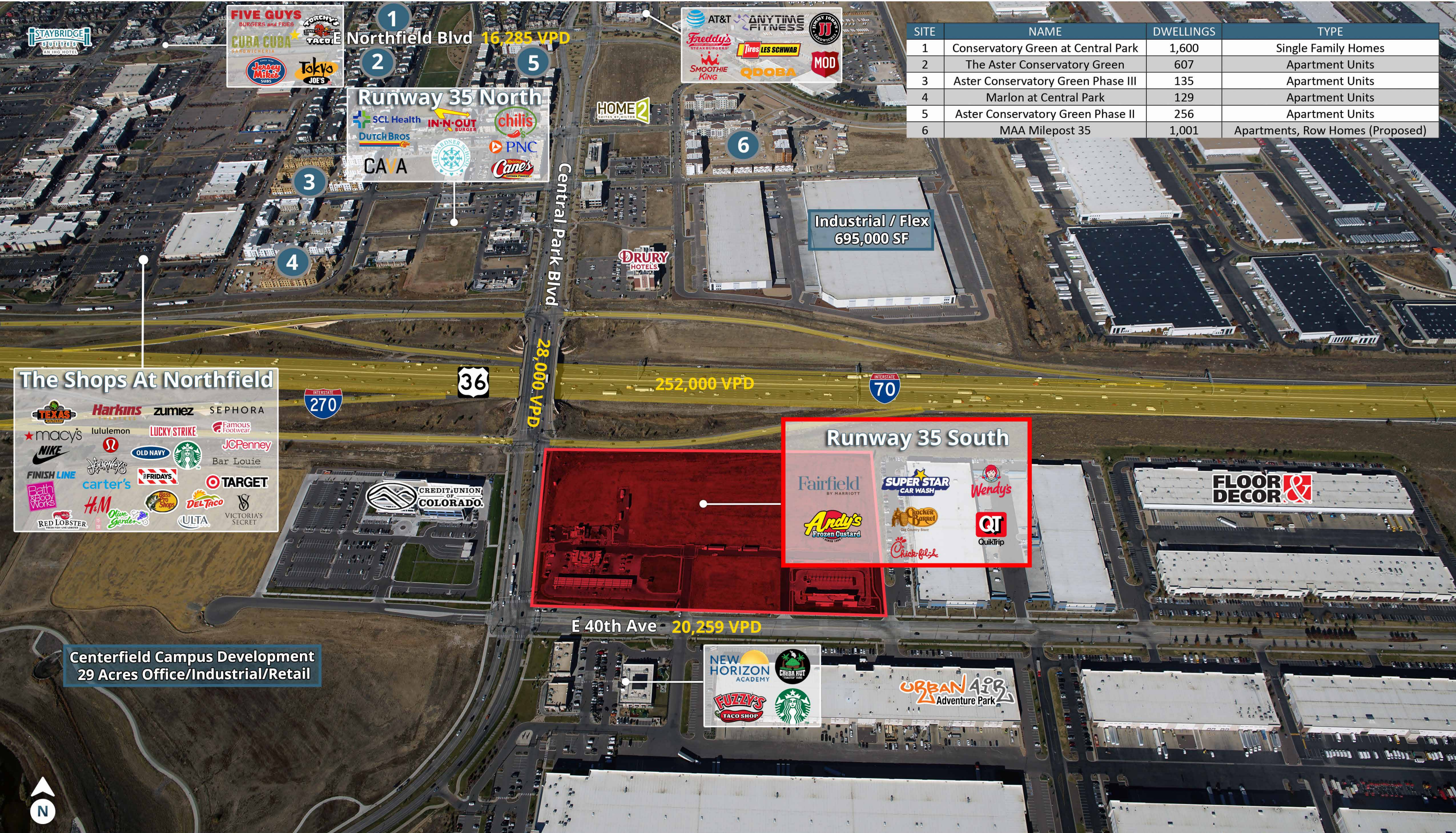
CONCEPTUAL SITE PLAN

SCALE = 1" = 100'-0"



Central Park South Trade Aerial

Denver, CO



STAYBRIDGE SUITES
FIVE GUYS
CUBA CUBA
WORCHIPS TACOS
JOEY MIKE'S
TOKYO JOE'S

1 Northfield Blvd **16,285 VPD**

2 Runway 35 North
3 Runway 35 North
4 Runway 35 North
5 Runway 35 North

SCL Health
 DUTCH BROS
 CAVA
 IN-N-OUT BURGER
 chilis
 PNC
 Canes

AT&T
 ANYTIME FITNESS
 FREDDY'S STEAKBURGERS
 LES SCHWAB
 SMOOTHIE KING
 QDOBA
 MOD

SITE	NAME	DWELLINGS	TYPE
1	Conservatory Green at Central Park	1,600	Single Family Homes
2	The Aster Conservatory Green	607	Apartment Units
3	Aster Conservatory Green Phase III	135	Apartment Units
4	Marlon at Central Park	129	Apartment Units
5	Aster Conservatory Green Phase II	256	Apartment Units
6	MAA Milepost 35	1,001	Apartments, Row Homes (Proposed)

Central Park Blvd
28,000 VPD

Industrial / Flex
 695,000 SF

252,000 VPD

The Shops At Northfield

TEXAS CHICKEN
 Harkins
 zumiez
 SEPHORA
 macys
 lululemon
 LUCKY STRIKE
 Famous Footwear
 NIKE
 OLD NAVY
 Starbucks
 JCPenney
 FINISH LINE
 carter's
 FRIDAYS
 Bar Louie
 Bath & Body Works
 H&M
 Olive Garden
 DEL TACO
 TARGET
 RED LOBSTER
 CREDIT UNION OF COLORADO
 ULTA
 VICTORIA'S SECRET

Runway 35 South

Fairfield BY MARRIOTT
 SUPER STAR CAR WASH
 Wendy's
 Andy's Frozen Custard
 Rocker Barrel
 Chick-fil-e
 QT QuikTrip

E 40th Ave **20,259 VPD**

Centerfield Campus Development
 29 Acres Office/Industrial/Retail

NEW HORIZON ACADEMY
 CHEBA HUT
 FUZZY'S TACO SHOP
 Starbucks
 URBAN AIR Adventure Park



Central Park South Trade Aerial

Denver, CO



SITE	NAME	DWELLINGS	TYPE
1	Conservatory Green at Central Park	1,600	Single Family Homes
2	The Aster Conservatory Green	607	Apartment Units
3	Aster Conservatory Green Phase III	135	Apartment Units
4	Marlon at Central Park	129	Apartment Units
5	Aster Conservatory Green Phase II	256	Apartment Units
6	MAA Milepost 35	1,001	Apartments, Row Homes (Proposed)



Runway 35 South

SEC of Central Park Blvd & 40th | Denver, CO



DEMOGRAPHIC HIGHLIGHTS

1 MILE

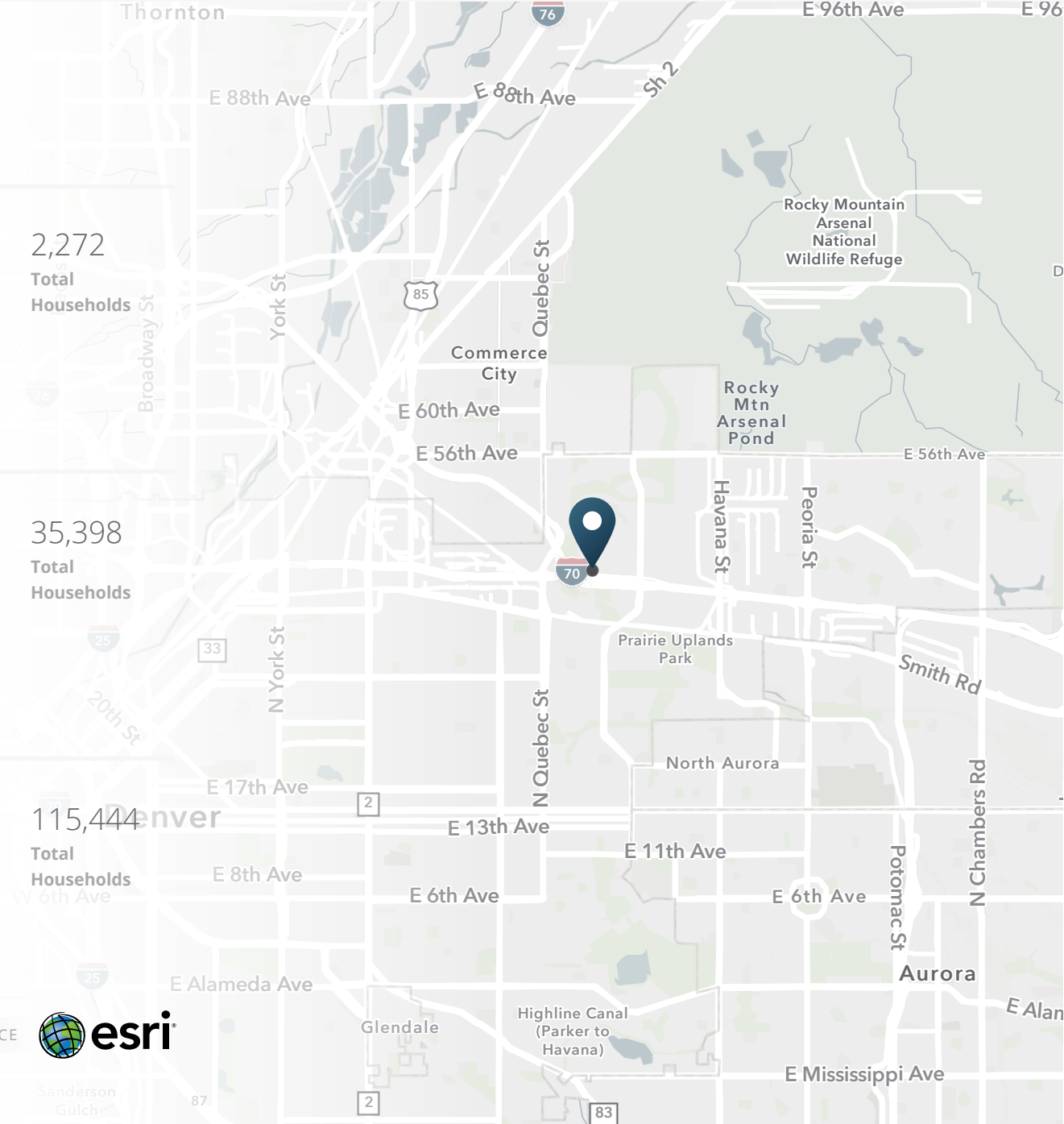
6,336 Population	13,377 Total Daytime Population	\$226,763 Average Household Income	2,272 Total Households
---------------------	---------------------------------------	--	------------------------------

3 MILES

101,525 Population	130,192 Total Daytime Population	\$136,288 Average Household Income	35,398 Total Households
-----------------------	--	--	-------------------------------

5 MILES

306,142 Population	340,158 Total Daytime Population	\$121,830 Average Household Income	115,444 Total Households
-----------------------	--	--	--------------------------------



> **Want more?** Contact us for a complete demographic, foot-traffic, and mobile data insights report.



RUNWAY

35

S

Tony Pierangeli

303.390.5257

tony.pierangeli@srsre.com

Erik Christopher

303.390.5252

erik.christopher@srsre.com

SRS Real Estate Partners

1875 Lawrence Street, Suite 850

Denver, CO 80202

303.572.1800

