



The Shops at
NORTHFIELD

NEC I-70 & I270/QUEBEC ST
DENVER, CO



STOCKDALE
CAPITAL PARTNERS



SRS
Real Estate Partners

AERIAL TRADE AREA

| 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) |

The Shops at NORTHFIELD

16,285 VPD

252,000 VPD

APPROVED MULTI-FAMILY 1,500 UNITS

wayfair

National Grocer

LIFE TIME

Harkins THEATRES

Target

STAYBRIDGE SUITES AN IHG HOTEL

FIVE GUYS BURGERS and PIES

CUBA CUBA TACOS

Jersey Mike's

Tokyo Joe's

AT&T

ANY TIME FITNESS

Freddy's STEAKBURGERS

LES SCHWAB

SMOOTHIE KING

QDOBA

MOD

Central Park Blvd 28,000 VPD

HOME 2 SUITES BY HYATT

Residence INN BY HARRISON

E Northfield Blvd

E 47th Ave

E 46th Ave

Runway 35 North

Runway 35 North

AERIAL TRADE AREA

Downtown Denver

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The Shops at
NORTHFIELD

Quebec Square

Runway 35 North

Centerfield Campus Development
29 Acres Office/Industrial/Retail

APPROVED MULTI-FAMILY
1,500 UNITS

NEW HORIZON ACADEMY
FUZZY'S TACO SHOP
STARBUCKS
CUBA HUT

WHOLE FOODS MARKET
CREDIT UNION of COLORADO

Central Park Blvd
DRURY HOTELS
HOME 2
28,000 VPD

AT&T
ANY TIME FITNESS
FREDDY'S
LES SCHWAB
SMOOTHIE KING
QDOBA
MOD

Runway 35 South

FLOOR DECOR

2





APPROVED
MULTI-FAMILY
1,500 UNITS



Central Park Blvd

Northfield Blvd

THE SHOPS AT NORTHFIELD

PROPERTY HIGHLIGHTS

- The Shops at Northfield is the dominant shopping district in Central Park with over 1.1 million square feet of retail and entertainment uses
- Consistently voted one of the nations leading redevelopment projects
- Centrally located on the intersections of Quebec and Central Park Boulevard & Interstate 70 with over 236,000 cars per day
- 5.9 miles from the 256 University of Colorado Anschutz Medical campus with over 25,000 employees and is home to the University of Colorado Hospital, Childrens Hospital, VA hospital, various doctoral, nursing and pharmacy schools and one of the nations leading innovation campuses

REGIONAL ACCESS & AMENITIES



CENTRAL PARK NEIGHBORHOOD

4,700 Acre master planned community with over 14,000 homes planned upon completion and 1,116 acres of park/green space



RTD LIGHT - RAIL CENTRAL PARK STATION

Less than 1 Mile from The Shops at Northfield



DICK'S SPORTING GOODS PARK

18,000 seat sports and concert venue
2 Miles from The Shops at Northfield



4,900 hotel rooms within a 3-Mile radius

3.3 MSF Industrial
15 minute drive to downtown
20 minute drive to DIA

JOIN THESE RETAILERS

SUPER TARGET



wayfair

LIFETIME

OLD NAVY

Harkins
THEATRES

ULTA
BEAUTY

SEPHORA

H&M



LUCKY STRIKE

P.F. CHANG'S
CHINA BISTRO



Overall Site Plan



REDEVELOPMENT



DEMOGRAPHICS

DENVER

POPULATION

| | 1 MILE | 3 MILES | 5 MILES |
|---|--------|---------|---------|
| 2024 Population | 6,855 | 97,952 | 302,266 |
| 2029 Projected Population | 7,740 | 102,401 | 316,177 |
| Projected Annual Growth Rate 2024 to 2029 | 2.46% | 0.89% | 0.90% |

DAYTIME POPULATION

| | 1 MILE | 3 MILES | 5 MILES |
|-------------------------|--------|---------|---------|
| 2024 Daytime Population | 15,277 | 126,052 | 335,503 |
| Workers | 12,185 | 78,587 | 194,849 |
| Residents | 3,092 | 47,465 | 140,654 |

INCOME

| | 1 MILE | 3 MILES | 5 MILES |
|------------------------------------|-----------|-----------|-----------|
| 2024 Est. Average Household Income | \$225,271 | \$151,095 | \$134,771 |
| 2024 Est. Median Household Income | \$179,818 | \$102,682 | \$87,649 |

HOUSEHOLDS & GROWTH

| | 1 MILE | 3 MILES | 5 MILES |
|---|--------|---------|---------|
| 2024 Estimated Households | 2,389 | 34,001 | 113,322 |
| 2029 Estimated Households | 2,686 | 35,668 | 119,381 |
| Projected Annual Growth Rate 2024 to 2029 | 2.37% | 0.96% | 1.05% |

RACE & ETHNICITY

| | 1 MILE | 3 MILES | 5 MILES |
|---|--------|---------|---------|
| 2024 Est. White | 67.2% | 48.6% | 47.1% |
| 2024 Est. Black or African American | 6.9% | 13.8% | 12.9% |
| 2024 Est. Asian or Pacific Islander | 8.4% | 4.3% | 3.8% |
| 2024 Est. American Indian or Native Alaskan | 0.8% | 1.4% | 1.6% |
| 2024 Est. Hispanic | 14.2% | 34.6% | 38.4% |

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

SOURCES



esri



Placer.ai



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