



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) |



TARGET

1



**STAYBRIDGE
SUITES**
AN IHG HOTEL

E Northfield Blvd

16,285 VPD

wayfair

APPROVED
MULTI-FAMILY
1,500 UNITS

2

National Grocer

3

LIFE TIME

E 46th Ave

E 47th Ave

Central Park Blvd 28,000 VPD

6

HOME 2
SUITES BY HILTI

Residence INN
BY HARRIOTT

4

252,000 VPD



Runway 35 North



AERIAL TRADE AREA

Downtown
Denver

Quebec Square

Runway 35 North

Centerfield Campus Development
29 Acres Office/Industrial/Retail

Proposed

CREDIT UNION
OF COLORADO

36

70

Central Park Blvd

DRURY
HOTELS

Industrial / Flex
695,000 SF

Runway 35 South

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6

2

270

E Northfield Blvd 16,285 VPD

FIVE GUYS
CURA CUBA
Jersey Mike's
Taco Joe's

1

5

28,000 VPD

6

E 46th Ave

E 47th Ave

HOME 2

AT&T, ANYTIME FITNESS, Freddy's, LES SCHWAB, SMOOTHIE KING, QDOBA, MOD

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



SITE PLAN

MAIN STREET



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

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

INCOME

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

HOUSEHOLDS & GROWTH

| | | | |
|---|-------|--------|---------|
| 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

| | | | |
|---|-------|-------|-------|
| 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



SRS

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