

CENTRAL PARK RESTAURANT LAND

4578 Central Park Boulevard, Denver, CO 80238

COMMERCIAL LAND FOR SALE



FOR SALE

Patrick McGlinchey / Managing Director / +1 210 303 3149 / patrick.mcglinchey@cushwake.com

Justin Gregory / Managing Director / +1 303 803 7170 / justin.gregory@cushwake.com



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LOT BREAK DOWN

AVAILABLE

2.24 Acres (1.96 Acres Net of Access Road)

PRICING

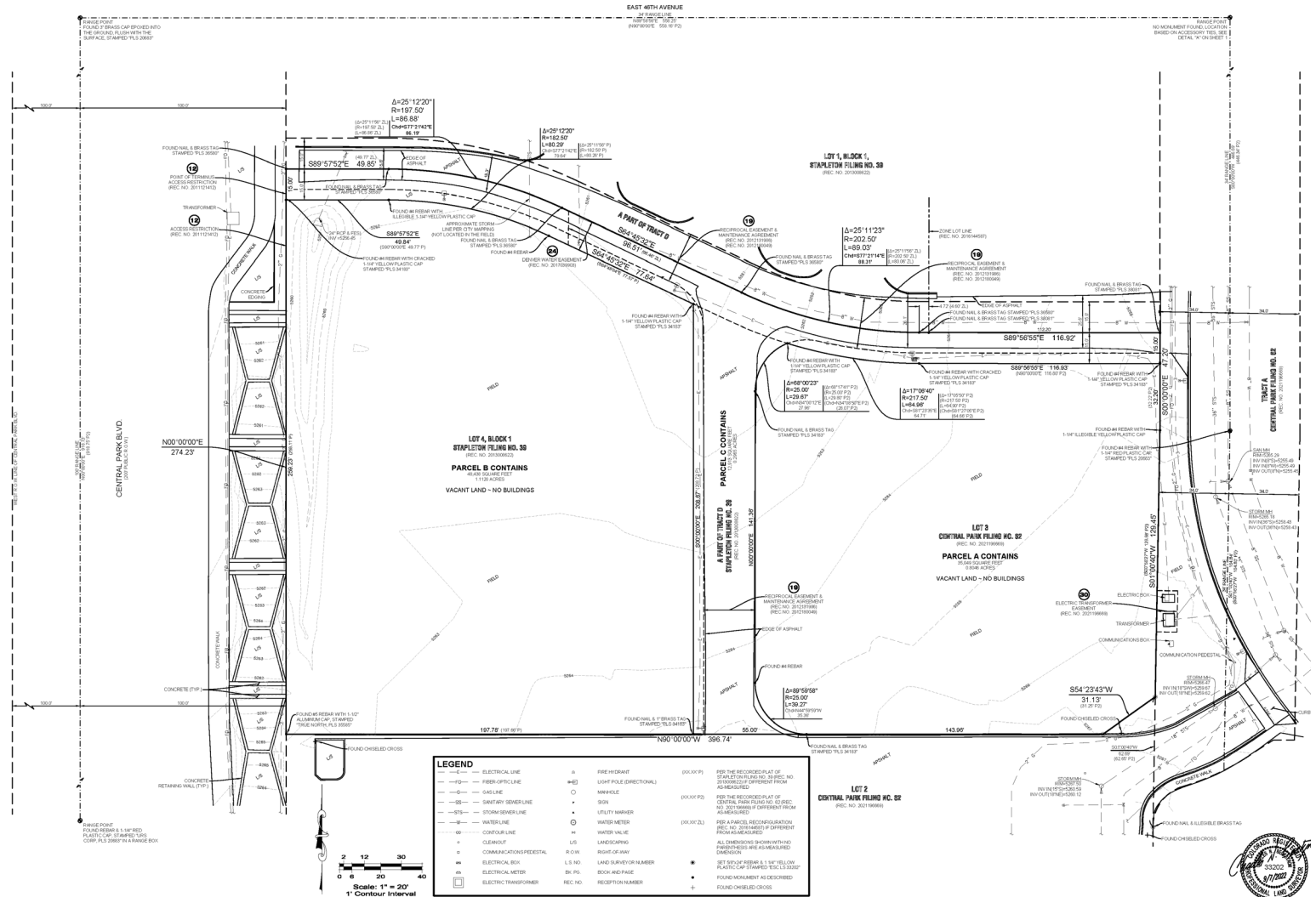
Call Broker

ZONING

M-IMX-12 ([Click Here](#))

CITY / COUNTY

Denver



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DEMOGRAPHIC HIGHLIGHTS

1 MILE

6,199 Population	14,951 Total Daytime Population	\$234,910 Average Household Income	2,186 Total Households
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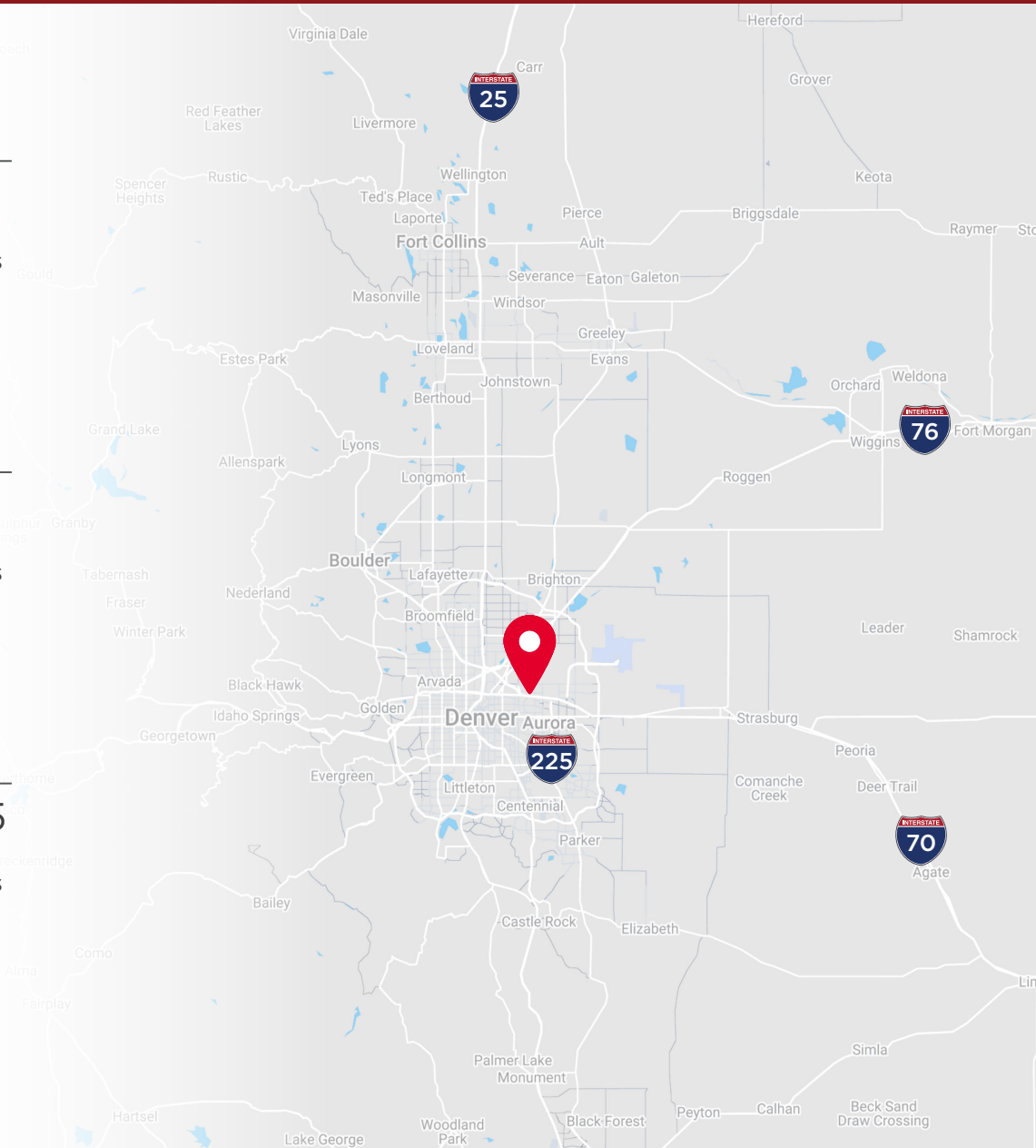
3 MILES

107,181 Population	128,215 Total Daytime Population	\$141,216 Average Household Income	36,554 Total Households
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5 MILES

299,823 Population	319,887 Total Daytime Population	\$131,067 Average Household Income	110,065 Total Households
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Source: ESRI



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Led by Managing Directors Patrick McGlinchey and Justin Gregory, Cushman & Wakefield's Colorado Retail Services team specializes in retail leasing, commercial land, and building sales throughout the Rocky Mountain region. McGlinchey is highly regarded for his ability to navigate complex zoning processes and his intentional approach to executing client strategy, while Gregory brings a direct, no-nonsense style and a team-first mentality to every transaction.

They are supported by Jack Lazzeri, a fifth-generation Coloradan focused on tenant expansion and landlord representation, and Nico Demetrian, a Brokerage Specialist and licensed drone pilot who provides essential valuation and property marketing support. Together, the team leverages deep local roots and a collaborative workflow to deliver clear, actionable results for their clients. PD-178074