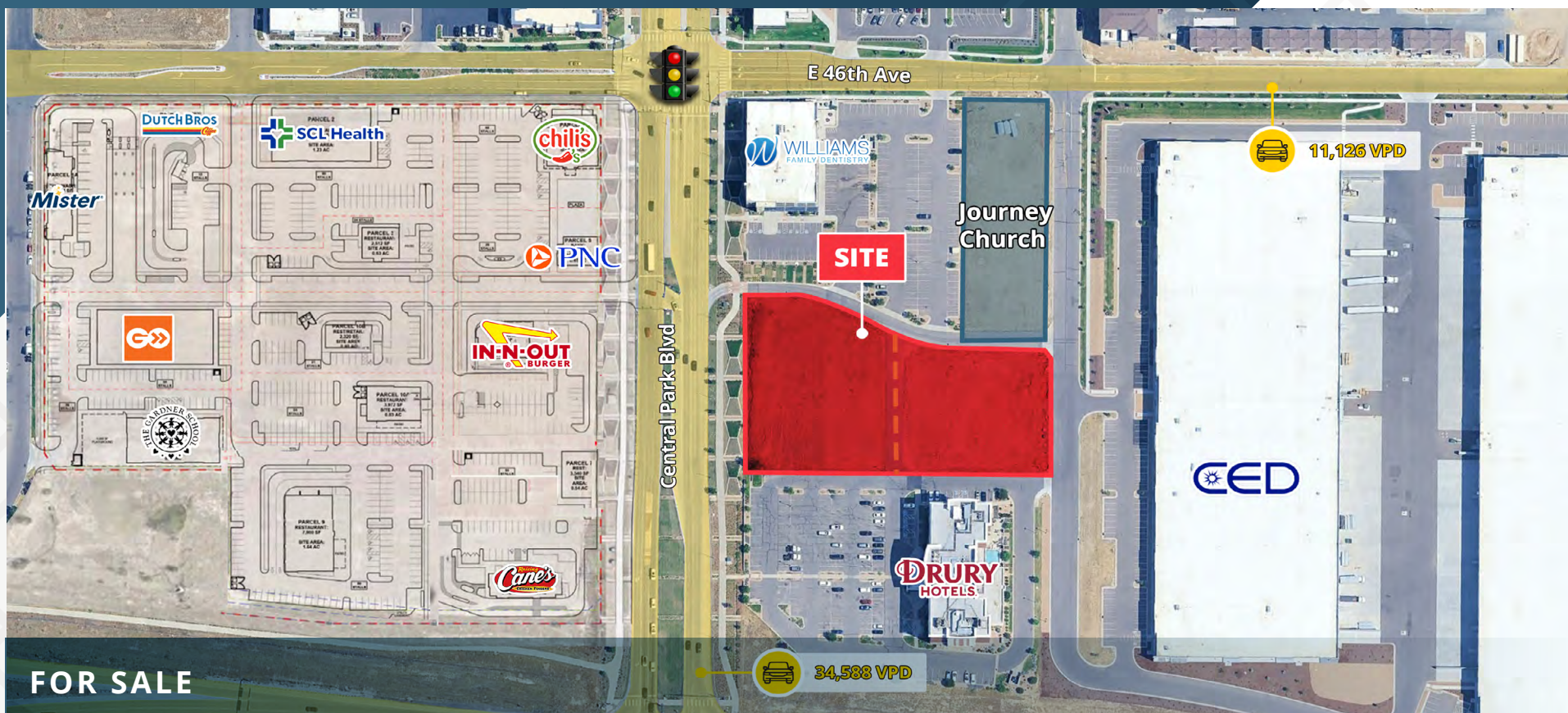


# Central Park Restaurant Land

4578 Central Park Blvd | Denver, CO 80238



## AVAILABLE

- 2.24 Acres (1.96 Acres Net of Access Road)

## PRICING

Call Broker

## CITY/COUNTY

Denver

## ZONING

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

## CONTACT

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**Justin Gregory** | 303.803.7170  
justin.gregory@srsre.com

## ABOUT THE PROPERTY

- Seller is **ONLY** seeking a restaurant open for lunch and dinner (full-service and alcohol sales preferred).
- Last large retail land opportunity for sale in the area.
- Flagship real estate located on the entryway to Central Park Boulevard with a right-in access directly to the site.
- Directly adjacent to Runway North (In-N-Out, Raising Cane's, Chili's, Dutch Bro's, Chipotle, etc.), Runway South (Chick-Fil-A, Wendy's, Andy's Frozen Custard, Cracker Barrel, etc.) and anchored by Whole Foods (coming soon), and Shops at Northfield Mall.

## DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Population	6,199	107,181	299,823
Daytime Population	14,951	128,215	319,887
Avg. Household Income	\$234,910	\$141,216	\$131,067
Estimated Households	2,186	36,554	110,065

Year: 2024 | Source: esri

## TRAFFIC COUNTS

Central Park Blvd	34,588 VPD
E 46th Ave	11,126 VPD

Year: 2024 | Source: PlacerAI 2025



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## DEMOGRAPHIC HIGHLIGHTS

### 1 MILE

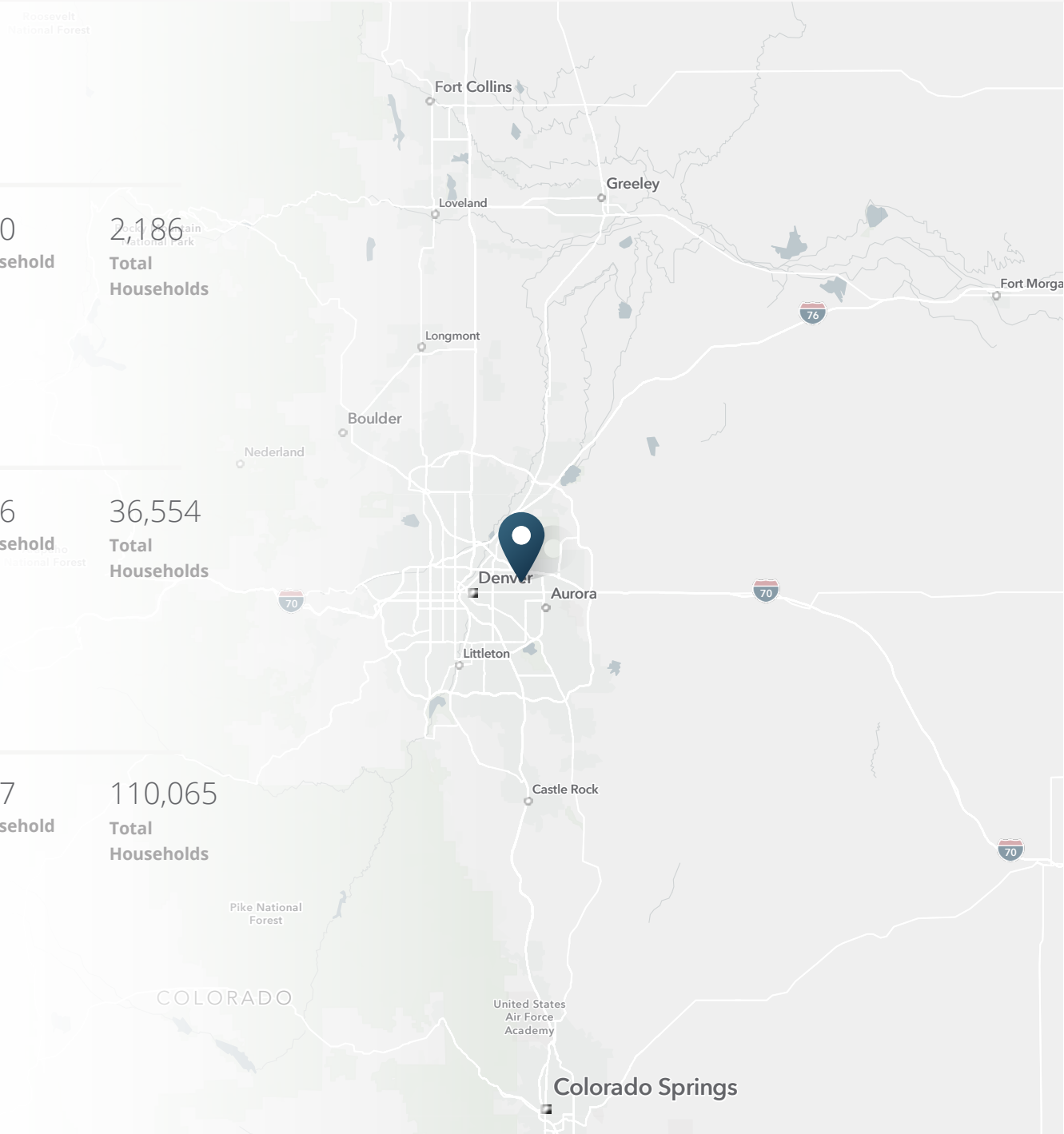
6,199	14,951	\$234,910	2,186
Population	Total Daytime Population	Average Household Income	Total Households

### 3 MILES

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

### 5 MILES

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



SOURCE





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