

FOR LEASE

CENTRAL PARK PLAZA

5094 CENTRAL PARK BLVD., DENVER, CO 80238

RETAIL | 800 SQUARE FEET



PROPERTY HIGHLIGHTS

- Rare Retail Space in Booming Northfield Area of Central Park
- Situated in the Heart of One of Denver's Most Affluent Areas
- Just Two Blocks North of I-70 & Just South of Dick's Sporting Goods Park & Northfield High School
- Small, Efficient Footprint With Plumbing & Prep Space
- Ideal for Coffee Shop, Bakery, Ice Cream, & More

TRAFFIC COUNTS: 21,541 VPD - E. 56th Ave.
252,000 VPD - I-70

| DEMOGRAPHICS (2025) | 1 MILE | 3 MILE | 5 MILE |
|--------------------------|-----------|-----------|-----------|
| 2026 Est. Population | 7,139 | 112,392 | 312,597 |
| 2026 Est. Avg. HH Income | \$254,630 | \$167,655 | \$152,725 |

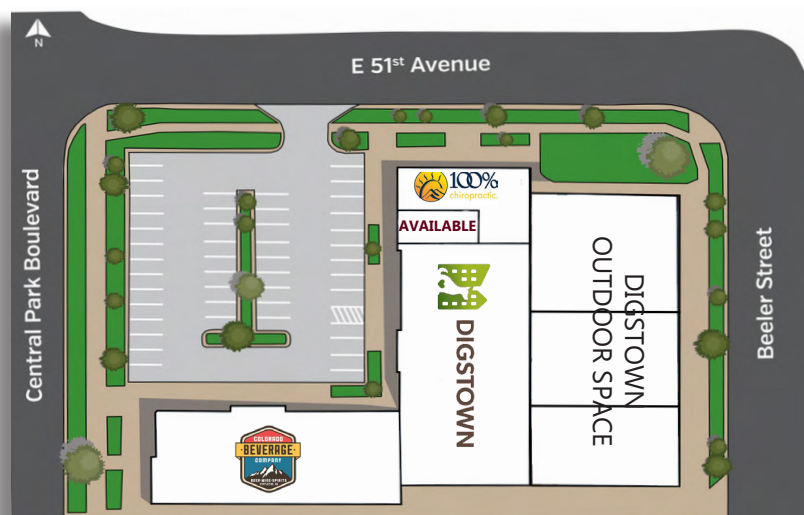


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AXIO Commercial Real Estate represents that it has not made a physical inspection of the Property and has no actual knowledge of any defects in the Property except as identified in writing to the Buyer. The Buyer has been advised by Broker to make an investigation of the Property at its own expense, which investigation should include without limitation the availability of access, utility services, zoning, environmental risks, soil conditions, structural integrity and mechanical systems.

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