

RUNWAY

35

N

For Lease

NWC of Central Park Blvd & I-70 | Denver, CO

JOIN THESE RETAILERS



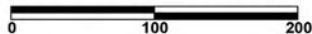
Runway 35 North

NWC of Central Park Blvd & I-70 | Denver, CO



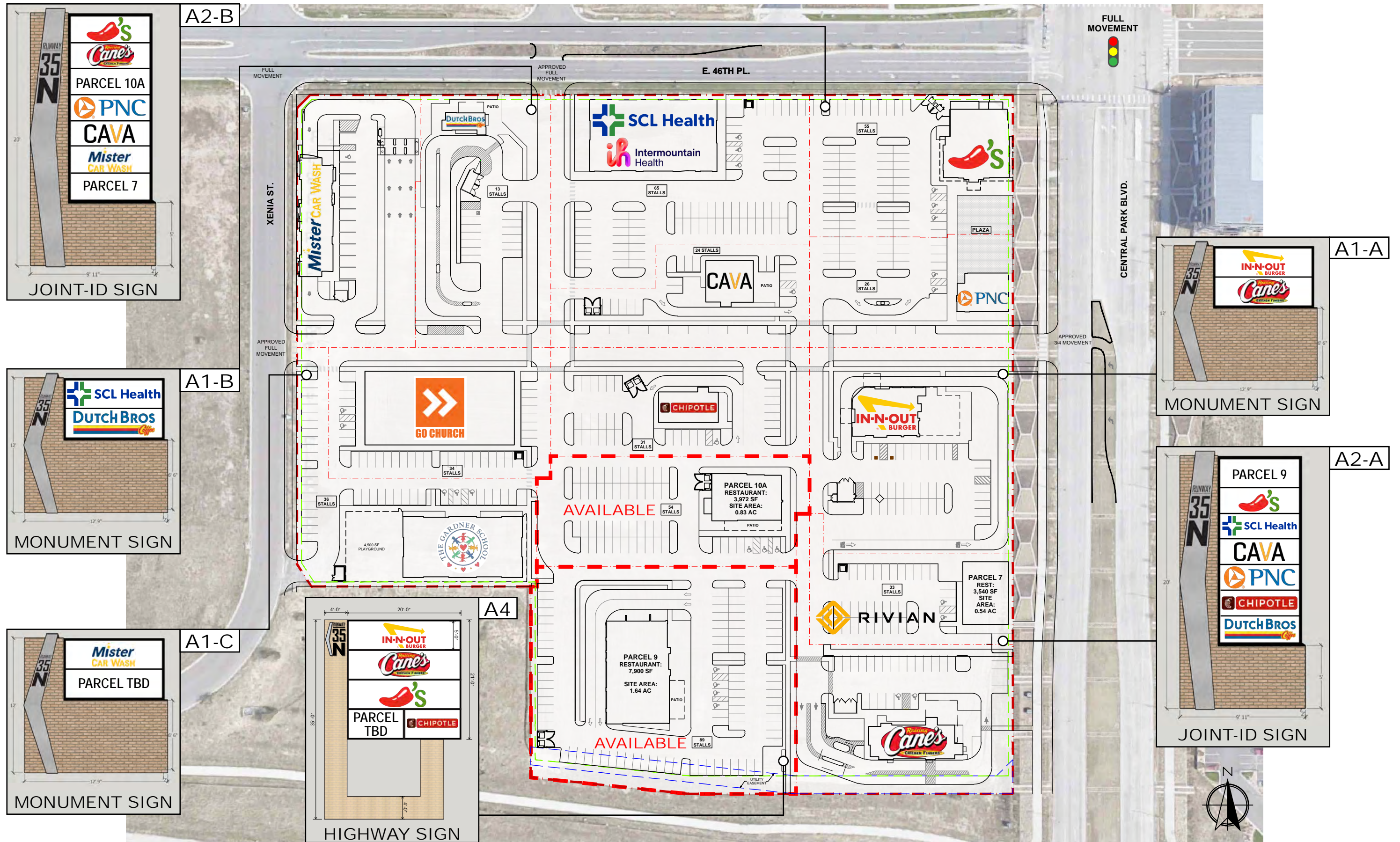
CONCEPTUAL SITE PLAN

SCALE = 1" = 100'-0"



Runway 35 North Site Plan and Signage

NWC of Central Park Blvd & I-70 | Denver, CO



Central Park North Trade Aerial

Denver, CO



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)



NORTHFIELD HIGH SCHOOL

1

FIVE GUYS
BURGERS and FRIES

CUBA CUBA
CUBAN RESTAURANT

Jersey Mike's
SUBS

TACO BELL
TACOS

Tokyo Joe's

E Northfield Blvd 16,285 VPD

Runway 35 North

SCL Health

Dutch Bros

IN-N-OUT BURGER

chilis

CAVA

CHIPOTLE

RIVIAN

Canes

2

5

AT&T

ANY TIME FITNESS

Freddy's
FRESH BURGERS

LES SCHWAB
TIRES

SMOOTHIE KING

QDOBA

MOD

wayfair

TARGET

Harkins THEATRES

LIFETIME ATHLETIC

3

E 46th Ave



40,522 VPD

Central Park Blvd

6

Industrial / Flex 695,000 SF

The Shops At Northfield

lululemon

TEXAS PRODUCTS

zumiez

SEPHORA

macy's

LUCKY STRIKE

Famous Footwear

NIKE

OLD NAVY

Starbucks

JCPenney

FINISH LINE

carter's

VICTORIA'S SECRET

Bath & Body Works

H&M

FRIDAYS

DEL TACO

VICTORIA'S SECRET

ULTA

252,000 VPD

36

70

Runway 35 South

Fairfield BY MARRIOTT

Andy's Frozen Custard

SUPER STAR CAR WASH

Chick-fil-A

DISCOUNT TIRE

BLACK ROCK COFFEE BAR

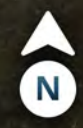
Wendy's

QT QuikTrip

CRACKER BARREL

Centerfield Campus Development 29 Acres Office/Industrial/Retail

CREDIT UNION OF COLORADO



Central Park North Trade Aerial

Denver, CO



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)



Runway 35 North

NWC of Central Park Blvd & I-70 | Denver, CO



DEMOGRAPHIC HIGHLIGHTS

1 MILE

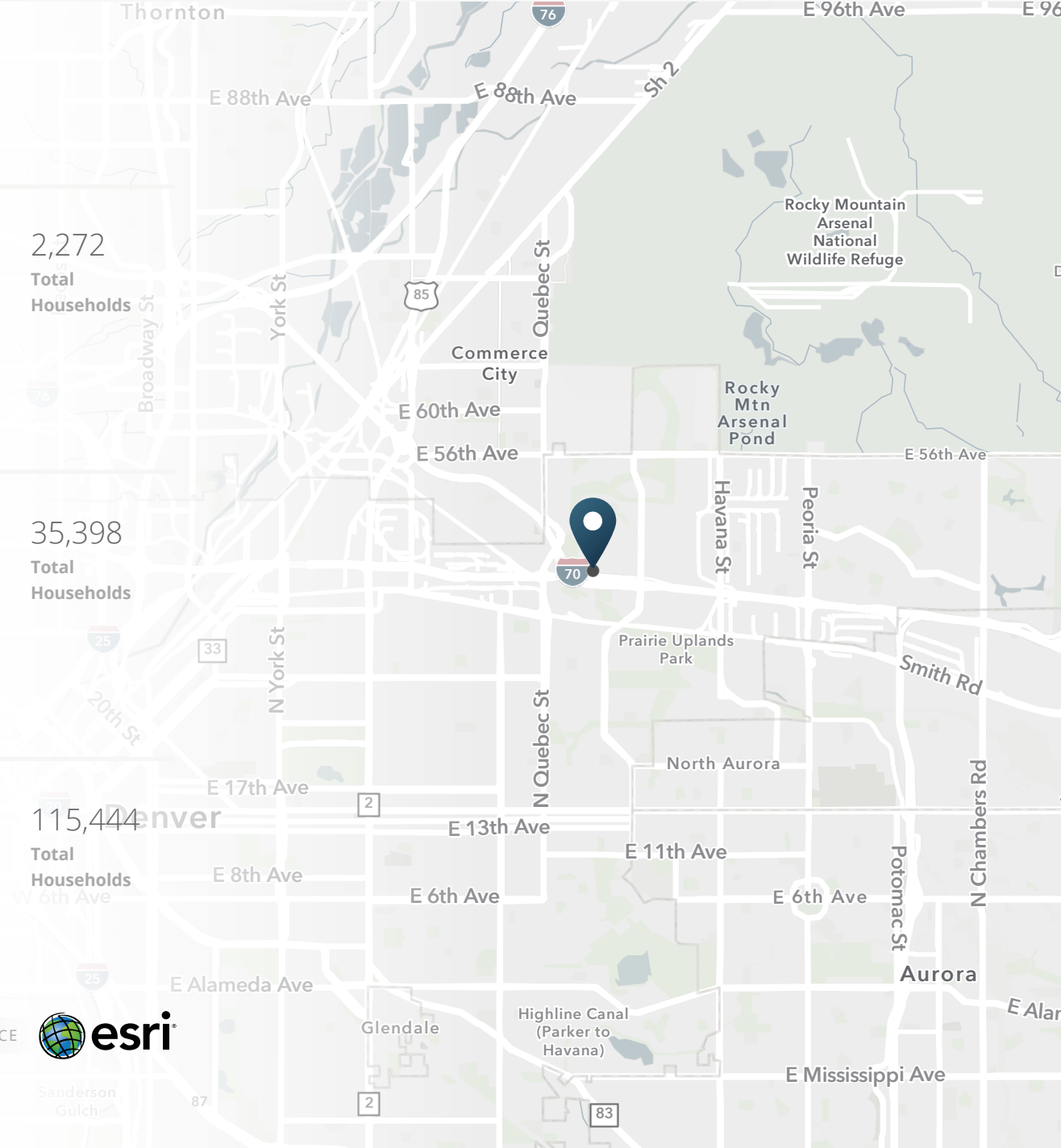
6,336 Population	13,377 Total Daytime Population	\$226,763 Average Household Income	2,272 Total Households
---------------------	---------------------------------------	--	------------------------------

3 MILES

101,525 Population	130,192 Total Daytime Population	\$136,288 Average Household Income	35,398 Total Households
-----------------------	--	--	-------------------------------

5 MILES

306,142 Population	340,158 Total Daytime Population	\$121,830 Average Household Income	115,444 Total Households
-----------------------	--	--	--------------------------------



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



RUNWAY

35

N

Tony Pierangeli
303.390.5257
tony.pierangeli@srsre.com

Erik Christopher
303.390.5252
erik.christopher@srsre.com

SRS Real Estate Partners
1875 Lawrence Street, Suite 850
Denver, CO 80202
303.572.1800

