

Former Red Lobster

8268 Northfield Blvd | Denver, CO



FOR LEASE

AVAILABLE

7,362 SF

LEASE RATE

\$275,000/Year

NNN

Self-Maintain + Taxes + Insurance

CITY/COUNTY

Denver/Denver

ABOUT THE PROPERTY

- Rare Freestanding Restaurant that is a Part of the 1.1M SF of Shops at Northfield Retail Center in the 4,700 Acre Central Park Master Plan Community
- Direct I-70 Visibility
- Over 3.3 MSF of Office/Industrial Daytime Population
- 4,900 Hotel Rooms within 3 Miles

TRAFFIC COUNTS

I-70	252,000 VPD
Central Park Blvd	28,000 VPD
E Northfield Blvd	16,285 VPD

Year: 2024 | Source: Esri

DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Population	5,637	105,918	316,878
Daytime Population	14,987	134,337	349,520
Avg. Household Income	\$221,712	\$136,564	\$121,821
Estimated Households	2,078	37,287	120,678

Year: 2024 | Source: Esri

CONTACT

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FIVE GUYS
BURGERS and FRIES
CUBA CUBA
SANDWICHERIA
Jersey Mike's
SUBS
Worcky's
TACOS
Tokyo Joe's

STAYBRIDGE SUITES
AN IHG HOTEL

AT&T **ANYTIME FITNESS**
Freddy's STEAKBURGERS **Tires LES SCHWAB**
SMOOTHIE King **QDOBA** **MOD**

The Shops at
NORTHFIELD

TEXAS HOLDERS **Harkins THEATRES** **zumiez** **SEPHORA**
macy's **lululemon** **LUCKY STRIKE** **Famous Footwear**
NIKE **OLD NAVY** **Starbucks** **JCPenney**
FINISH LINE **Joey's** **PF. CHANG'S** **Bar Louie**
Olive Garden **carter's** **TARGET**
Bath & Body Works **H.M.** **DEL TACO** **ULTA** **VICTORIA'S SECRET**

SITE

16,285 VPD

E 47th Ave

E 46th Ave

Central Park Blvd
HOME2 SUITES BY HILTON
Residence Inn BY MARRIOTT
28,000 VPD

252,000 VPD

Runway 35 North

SCL Health **chili's**
Dutch Bros **IN-N-OUT BURGER**
PNC **Cane's** **CAVA**





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