

TRADE AREA DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
Population	5,899	108,554	350,664
Average HH Income	\$65,216	\$79,498	\$72,335
Businesses	548	5,190	19,927
Employees	7,748	72,305	247,012

Source: Applied Geographic Solutions, 2017 Estimates

TRAFFIC COUNTS

On Quebec Street north of 35th Avenue	38,626 Cars/day
On Quebec Street south of 35th Avenue	42,296 Cars/day
On 35th Avenue west of Quebec Street	4,252 Cars/day

Source: DRCOG 2013, 2010 & CDOT 2013



THE VILLAGE AT CENTRAL PARK STATION

SWQ 36TH AVENUE & CENTRAL PARK BOULEVARD - DENVER, CO



- Join Sprouts Farmers Market in the heart of Stapleton!
- 12,000 SF retail available
- Mixed use project with Condos, Row Homes and Retail
- Adjacent to Light Rail!

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SWQ 36TH AVENUE & CENTRAL PARK BOULEVARD - DENVER, CO

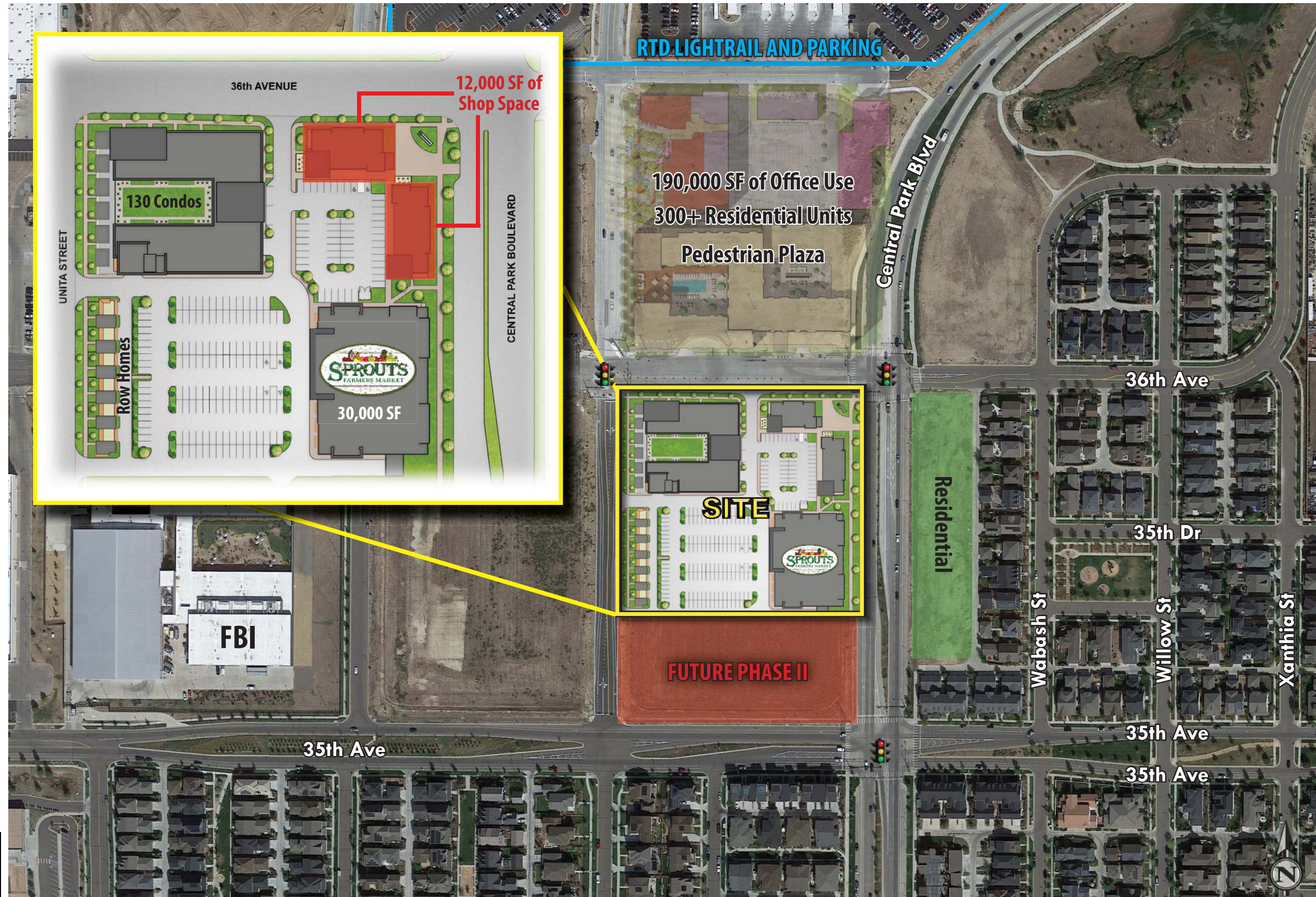
- Sprouts Farmers Market, the highly anticipated natural and organic grocer for the everyday shopper, will service a dense and growing population.
- Only 3 LightRail stops away from Union Station and Downtown Denver.
- Light Rail and A-Line Station immediately to the north.
- Additional office, residential, and pedestrian plaza developing in conjunction with this grocery-anchored project.



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Site plans are conceptual and subject to change or modified without notice.

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