

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
POPULATION	7,005	89,759	292,354
AVERAGE HH INCOME	\$224,935	\$158,349	\$139,852
BUSINESSES	713	5,411	15,853
EMPLOYEES	12,213	61,711	150,024

Source: Applied Geographic Solutions, 2024 Estimates

TRAFFIC COUNTS	
Northfield Blvd	16,887 CPD
Quebec St	29,564 CPD
I-70	173,901 CPD
I-270	84,728 CPD

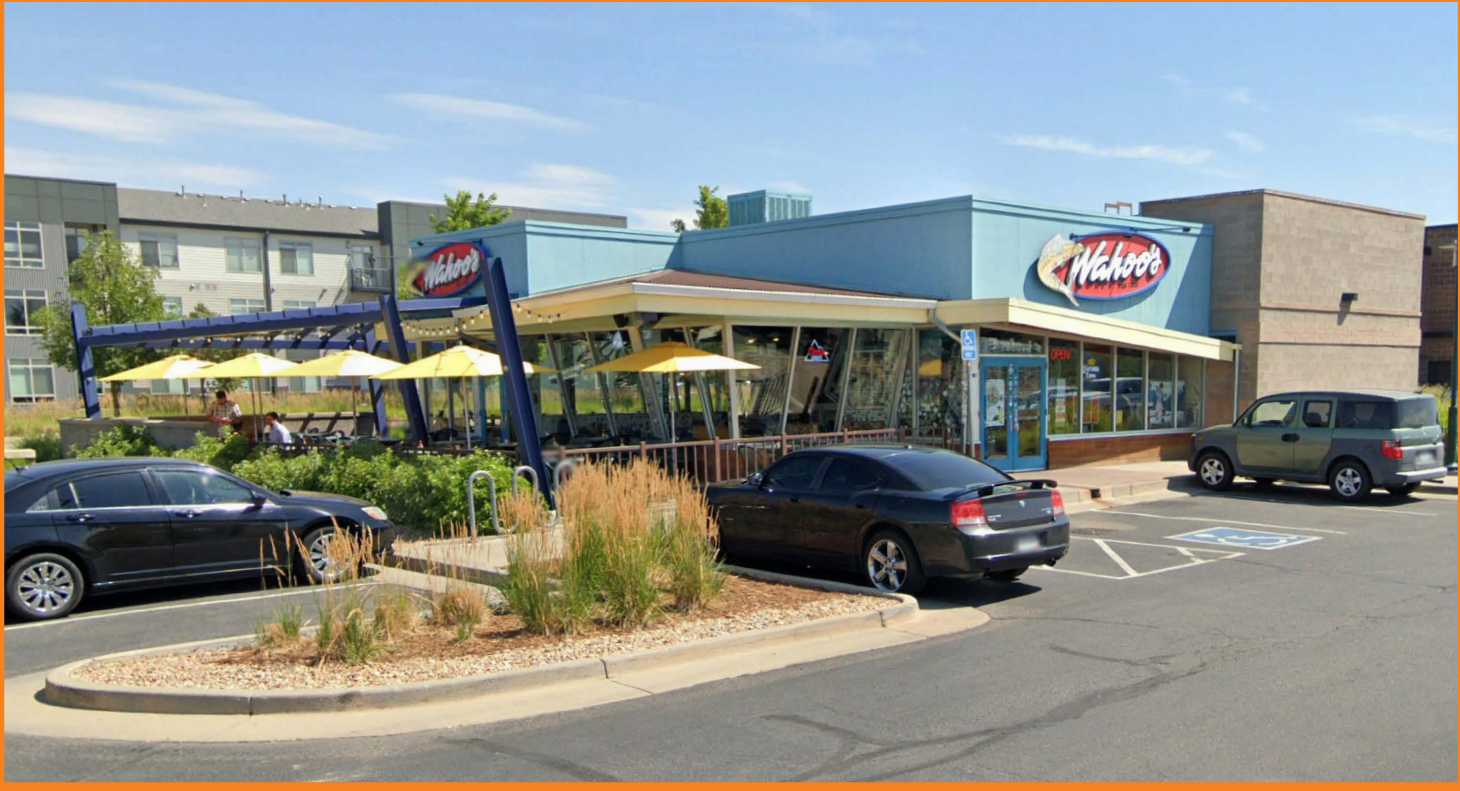
Source: CDOT 2024



BUILDING AVAILABLE FOR SALE

NORTHFIELD/CENTRAL PARK

7980 E 49TH AVE, DENVER, CO



PROPERTY HIGHLIGHTS

- DO NOT DISTURB** - Wahoo's is open and operating!
- Rare Purchase Opportunity - Building/Real Estate is For Sale, not the Business.
- Free Standing Second Gen Restaurant property in busy Northfield.
- 2,600 building on 19,395 SF parcel.

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36 PARKING SPACES

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16,887 CPD

Quebec St

Yosemite St

Uinta St

Verbena St

Northfield Blvd

E 48th Ave

E 47th Ave

E 46th Ave

Centrak Park Blvd

Interstate 270

Interstate 70

Logos: STAYBRIDGE SUITES, FIVE GUYS, CUBA CUBA, Great Clips, TORCHES TACOS, JOE'S, 7-ELEVEN, STARBUCKS, DEL TACO, BOK FINANCIAL, macy's, verizon, TEXAS de BRAZIL, M. VINCE, LENS CRAFTERS, YOGA SIX, LANE BRYANT, Bath & Body Works, SEPHORA, H&M, NIKE, P.F. CHANG'S, lululemon, T Mobile, claire's, OLD NAVY, FAMOUS footwear, ULTA, Buckle, FINISH LINE, JOURNALS, zumiez, BROTHERS BAR & GRILL, xfinity, BOOM CH, Harkins THEATRES, LIFETIME FITNESS (proposed), IN-N-OUT, Canes, Olive Garden, TEXAS, Bass Pro Shops, Target.