

# AVENUES

AT NORTHFIELD

NEC I-70 & I270/QUEBEC ST  
DENVER, CO



STOCKDALE  
CAPITAL PARTNERS



SRS  
Real Estate Partners



# AERIAL TRADE AREA

Downtown Denver

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)

## AVENUES AT NORTHFIELD

### Quebec Square

### Runway 35 North

Centerfield Campus Development  
29 Acres Office/Industrial/Retail

APPROVED MULTI-FAMILY  
1,500 UNITS

### Proposed

### Industrial / Flex

695,000 SF

### Runway 35 South

2



APPROVED  
MULTI-FAMILY  
1,500 UNITS



Central Park Blvd

Northfield Blvd

# AVENUES AT NORTHFIELD

## PROPERTY HIGHLIGHTS

- Avenues at Northfield is the dominant shopping district in Central Park with over 1.1 million square feet of retail and entertainment uses
- Consistently voted one of the nations leading redevelopment projects
- Centrally located on the intersections of Quebec and Central Park Boulevard & Interstate 70 with over 236,000 cars per day
- 5.9 miles from the 256 University of Colorado Anschutz Medical campus with over 25,000 employees and is home to the University of Colorado Hospital, Childrens Hospital, VA hospital, various doctoral, nursing and pharmacy schools and one of the nations leading innovation campuses

## REGIONAL ACCESS & AMENITIES



### CENTRAL PARK NEIGHBORHOOD

4,700 Acre master planned community with over 14,000 homes planned upon completion and 1,116 acres of park/green space



### RTD LIGHT - RAIL CENTRAL PARK STATION

Less than 1 Mile from Avenues at Northfield



### DICK'S SPORTING GOODS PARK

18,000 seat sports and concert venue  
2 Miles from Avenues at Northfield



### 4,900 hotel rooms within a 3-Mile radius

3.3 MSF Industrial  
15 minute drive to downtown  
20 minute drive to DIA

# JOIN THESE RETAILERS

SUPER TARGET



wayfair

LIFETIME

OLD NAVY

Harkins  
THEATRES

ULTA  
BEAUTY

SEPHORA

H&M



LUCKY STRIKE

P.F. CHANG'S  
CHINA BISTRO



# Overall Site Plan



# SITE PLAN

## MAIN STREET



Available Units	SF	Available Units	SF	Available Units	SF
1250	5,504 SF	1450	4,073 SF	1620	3,270 SF
1290	1,659 SF	1485	5,053 SF	1660	3,749 SF
1350	3,153 SF	1510	2,300 SF	1740	1,459 SF
1405	2,204 SF	1520	981 SF	1750	1,296 SF
1415	4,058 SF	1570	976 SF		
		1595	8,303 SF		



# REDEVELOPMENT



## POPULATION

	1 MILE	3 MILES	5 MILES
2024 Population	6,855	97,952	302,266
2029 Projected Population	7,740	102,401	316,177
Projected Annual Growth Rate 2024 to 2029	2.46%	0.89%	0.90%

## DAYTIME POPULATION

2024 Daytime Population	15,277	126,052	335,503
Workers	12,185	78,587	194,849
Residents	3,092	47,465	140,654

## INCOME

2024 Est. Average Household Income	\$225,271	\$151,095	\$134,771
2024 Est. Median Household Income	\$179,818	\$102,682	\$87,649

## HOUSEHOLDS & GROWTH

2024 Estimated Households	2,389	34,001	113,322
2029 Estimated Households	2,686	35,668	119,381
Projected Annual Growth Rate 2024 to 2029	2.37%	0.96%	1.05%

## RACE & ETHNICITY

2024 Est. White	67.2%	48.6%	47.1%
2024 Est. Black or African American	6.9%	13.8%	12.9%
2024 Est. Asian or Pacific Islander	8.4%	4.3%	3.8%
2024 Est. American Indian or Native Alaskan	0.8%	1.4%	1.6%
2024 Est. Hispanic	14.2%	34.6%	38.4%

# DEMOGRAPHICS

## DENVER

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

SOURCES



esri



Placer.ai



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