

RUNWAY

35

S

For Lease

SEC of Central Park Blvd & 40th | Denver, CO

JOIN THESE RETAILERS



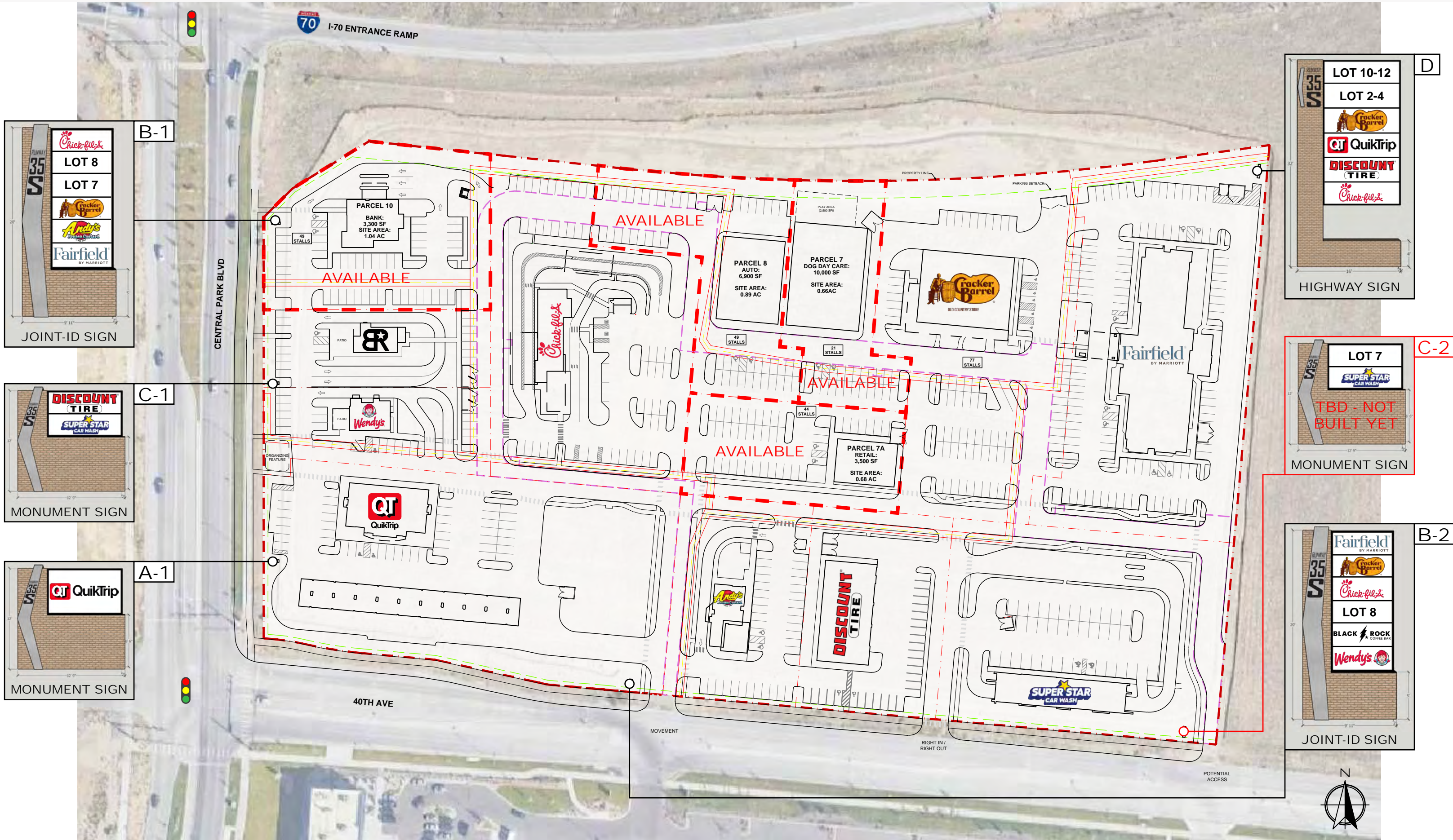
# Runway 35 South

SEC of Central Park Blvd & 40th | Denver, CO



# Runway 35 South Site Plan and Signage

SEC of Central Park Blvd & 40th | Denver, CO



**B-1**

JOINT-ID SIGN

- Chick-fil-A
- LOT 8
- LOT 7
- Cracker Barrel
- Andy's
- Fairfield

**C-1**

MONUMENT SIGN

- DISCOUNT TIRE
- SUPER STAR

**A-1**

MONUMENT SIGN

- QuikTrip

**D**

HIGHWAY SIGN

- LOT 10-12
- LOT 2-4
- Cracker Barrel
- QuikTrip
- DISCOUNT TIRE
- Chick-fil-A

**C-2**

MONUMENT SIGN

- LOT 7
- SUPER STAR
- TBD - NOT BUILT YET

**B-2**

JOINT-ID SIGN

- Fairfield
- Cracker Barrel
- Chick-fil-A
- LOT 8
- BLACK ROCK COFFEE BAR
- Wendy's

# Central Park South Trade Aerial

Denver, CO



1 Northfield Blvd 16,285 VPD

2 Runway 35 North

3

4

5

6

Central Park Blvd  
28,000 VPD

252,000 VPD

E 40th Ave 20,259 VPD

Industrial / Flex  
695,000 SF

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)

## The Shops At Northfield



Centerfield Campus Development  
29 Acres Office/Industrial/Retail



Proposed

## Runway 35 South





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## DEMOGRAPHIC HIGHLIGHTS

### 1 MILE

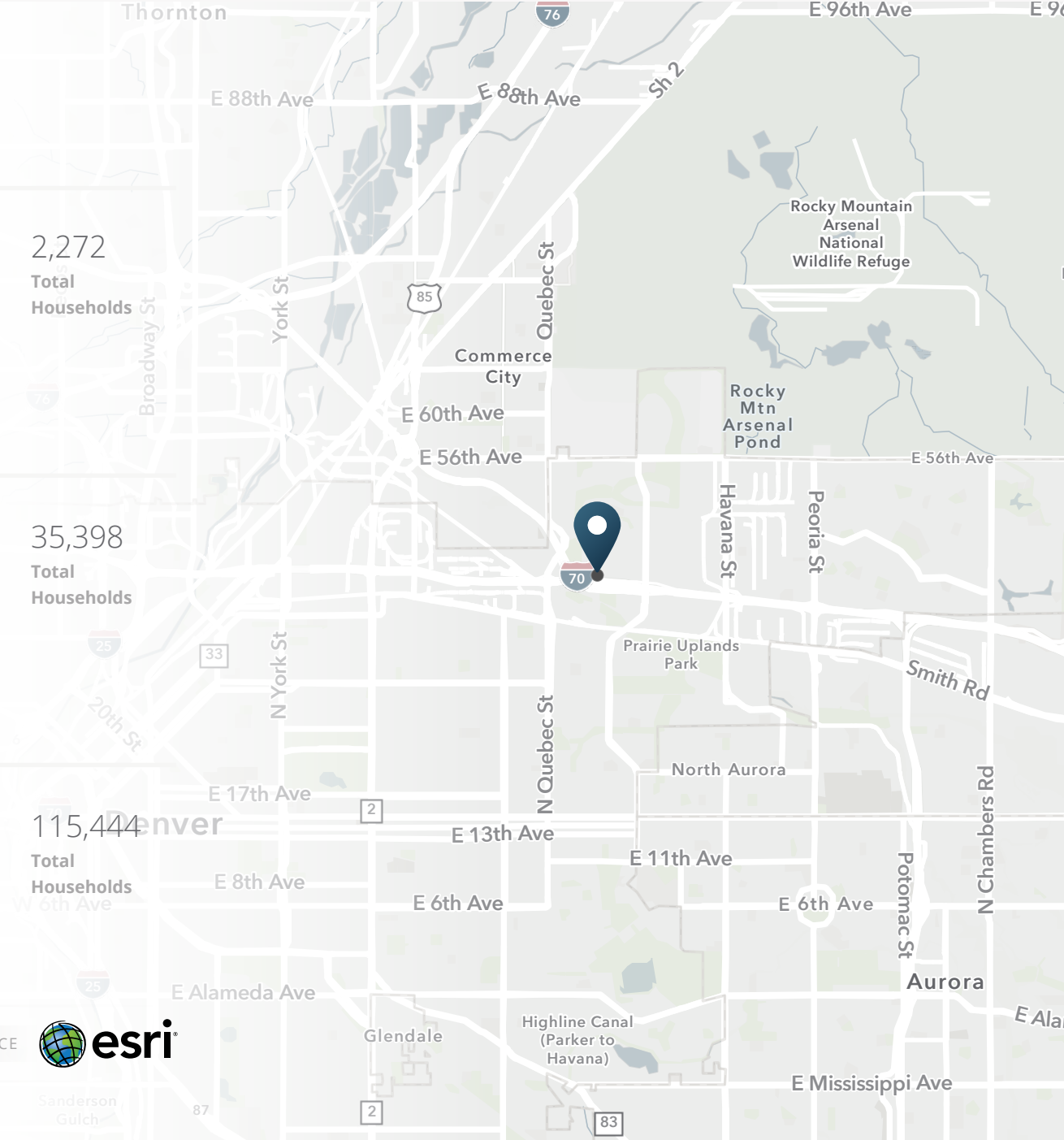
6,336 Population	13,377 Total Daytime Population	\$226,763 Average Household Income	2,272 Total Households
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### 3 MILES

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

306,142 Population	340,158 Total Daytime Population	\$121,830 Average Household Income	115,444 Total Households
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> **Want more?** Contact us for a complete demographic, foot-traffic, and mobile data insights report.



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