

# AVENUES

AT NORTHFIELD



NIKE  
wayfair  
EPHORA  
ZOLA GRILL  
EATERY



STOCKDALE  
CAPITAL PARTNERS

# AVENUES

AT NORTHFIELD

## Denver's Premier Lifestyle Destination

- Located in the heart of Central Park, a 14,000-home master-planned community, Avenues at Northfield is Colorado's most-visited lifestyle center, drawing 8.6 million annual visitors
- Ideally located between downtown Denver and DIA at the I-70/I-270 interchange, it enjoys unmatched visibility with 300,000+ cars daily
- Anchored by Bass Pro Shops, Denver's #1 visited Target, and a top-grossing, newly renovated Harkins Theatres
- A multi-million placemaking investment is reimagining Main Street with walkable outdoor spaces, events, and community activations
- With new housing developments, a growing population and proximity to major employers, Avenues at Northfield is redefining retail in Northeast Denver as a vibrant destination to shop, dine, and connect

Stockdale Capital Partners has kicked off a **multi-million dollar placemaking project at Avenues at Northfield** to reimagine Main Street into a pedestrian-oriented outdoor shopping and entertainment district, enhancing the project's walkability and communal greenspaces.



**Colorado's most-visited lifestyle center.** 8.6M annual visits, 300K cars daily, and 1.1M SF of prime retail in Denver's fastest-growing community.



## QUICK FACTS

GLA **1.1M SF**

current  
retailers **82**

parking  
spaces **5,775**

annual  
visitors **8.6M**

cars  
per day **300K+**

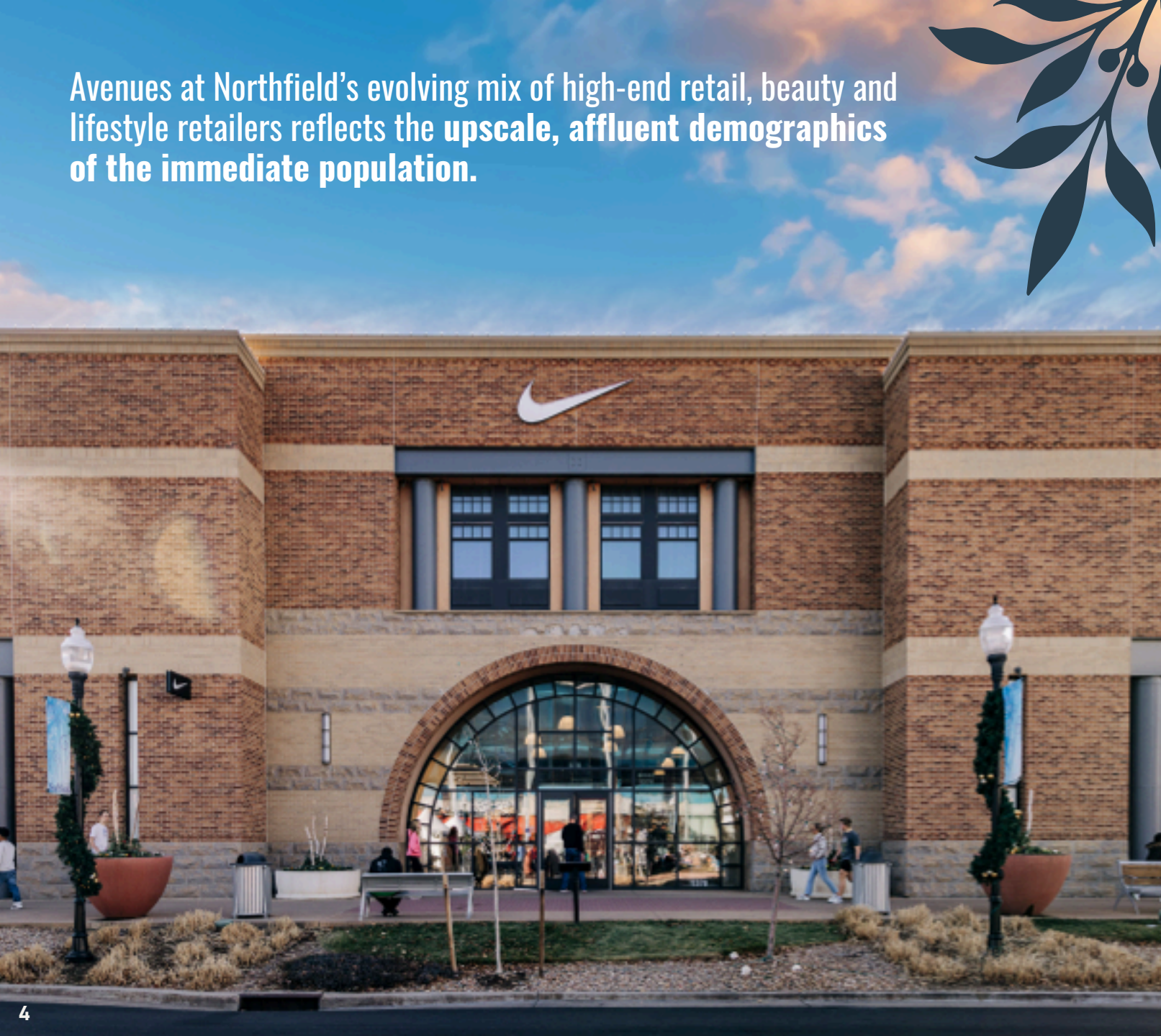
new  
homes **14K+**

new  
apartments **2K+**

average  
income\* **\$151K**

\*Average Household Income in the 3-mile radius from the Property is \$151,095.

Avenues at Northfield's evolving mix of high-end retail, beauty and lifestyle retailers reflects the **upscale, affluent demographics** of the immediate population.



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## KEY RETAILERS

  
coming soon

  
coming soon

  
coming soon





 lululemon

SEPHORA





VICTORIA'S  
SECRET









P.F. CHANG'S



Bath & Body Works®



# AVENUES

AT NORTHFIELD

DOWNTOWN DENVER  
~9 MILES

Starbucks NEW HORIZON ACADEMY  
 Raising Cane's CHICKEN FINGERS IN-N-OUT BURGER  
 Walmart  
 Fuzzys TACO SHOP CHEBA HUT TOASTED SUBS  
 DUTCH BROS COFFEE SCL Health chili's  
 PNC CAVA  
 Sam's Club PET SMART  
 ROSS DRESS FOR LESS  
 THE HOME DEPOT

urbanAir ADVENTURE PARK  
 WHOLE FOODS MARKET

Great Clips IT'S GONNA BE GREAT  
 FIVE GUYS BURGERS and FRIES  
 TORCHYS  
 Jersey Mike's SUBS  
 CUBA CUBA  
 THE MAMALONE STAND and CAFE  
 Tokyo JOE'S

STAYBRIDGE SUITES

Centerfield Campus Development 29 Acres Mixed-Use

69,449 VPD

236,236 VPD

Approved Residential Development

16,285 VPD

28,000 VPD

- 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)

DEN  
~9 MILES

Arby's Frozen Custard  
 Chick-fil-A  
 Wendy's  
 HOME2 SUITES BY HILTON  
 QT QuikTrip  
 CROCKER BARREL Old Country Store  
 SUPER STAR CAR WASH

DICK'S SPORTING GOODS PARK  
~ 2 MILES

# SITE AERIAL

● Current Retailers
 ● Future Retailers



**SUPER TARGET**



**MAIN STREET**

Transformed into a lush, pedestrian-only park with a central green lawn



Yosemite Street

69,449  
VPD

236,236  
VPD



Northfield Boulevard



Approved Residential Development

Uinta Street

Main Street

Verbera Street

Willow Street

47th Avenue

Specialty Grocer



46th Avenue



**LIFETIME**

Yosemite Street





**NEW PLACES. REIMAGINED SPACES.**



- **Pedestrian-Only Main Street:** Mature trees, lawns, play areas, water and fire features, outdoor dining patios, communal seating
- **Modern Refresh:** Upgraded storefronts, walkable pathways, enhanced lighting & signage, and lush landscaping
- **Wayfair:** First flagship store west of the Mississippi (140,000 square feet, opening late 2026)
- **Lifetime Fitness:** 103,000-square-foot luxury fitness resort with yoga, pilates and spin studios, indoor pickleball courts, and an outdoor pool (opening 2027)
- **National Specialty Grocer:** Known for its curated selection of unique, affordable products, private-label offerings, and a fun, neighborhood-focused shopping experience
- **Programming:** Year-round events, concerts, fitness classes, interactive art installations and community activations

# MARKET OVERVIEW



- Denver, Colorado is one of the nation's most dynamic markets, blending economic strength, lifestyle appeal, and global connectivity
- Home to the third-busiest airport in the United States (6th in the world), serving as a gateway for business and tourism
- Ranks among the top 10 national tourist destinations
- One of the highest education levels in the U.S., attracting a skilled and affluent population
- Residents enjoy more annual sunshine than Miami or San Diego, a year-round outdoor lifestyle, and the largest public park system in the nation
- Robust economy anchored by aerospace, healthcare, energy, technology, and financial services
- Features innovation hubs such as the Anschutz Medical Campus, a growing renewable energy sector, and a thriving tech ecosystem

## LARGEST INDUSTRIES



AEROSPACE



TECHNOLOGY



FINSERV



HEALTHCARE



ENERGY



TOURISM

## MAJOR EMPLOYERS



# DEMOGRAPHICS

Denver residents are young, highly educated and affluent—the ideal audience for Avenues at Northfield retailers.

## IMMEDIATE MARKET DEMOGRAPHICS

**97,952**  
population within 3-mile  
radius of the Property

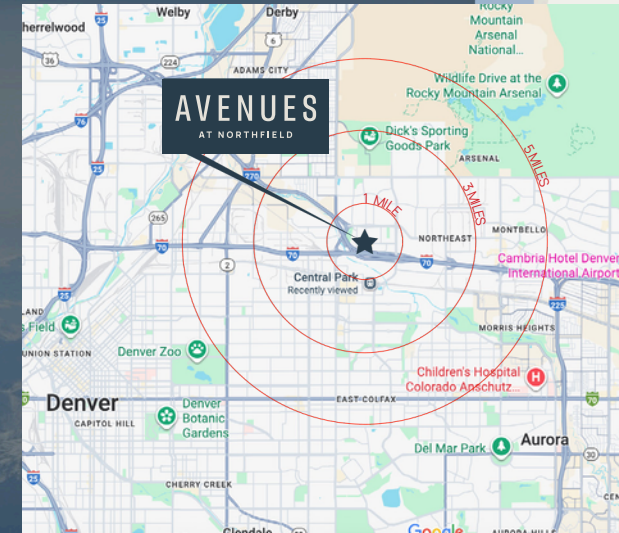
**113,322**  
households within 5-mile  
radius of the Property

**126,052**  
daytime population within 3-  
mile radius of the Property

**10%**  
1-mile projected population  
growth rate (2024–2029)

**\$151,095**  
average income within 3-  
mile radius of the Property

**\$102,682**  
median income within 3-  
mile radius of the Property



## GREATER DENVER MARKET DEMOGRAPHICS

**3,236,481**  
total population<sup>1</sup>

**11.24%**  
population growth by 2030

**42.7%**  
college educated<sup>2</sup>

**37.2**  
median age

**\$74,481**  
median income

Sources: metrodenver.org, US Census Bureau, Pacer.ai

<sup>1</sup>Denver Metropolitan Area  
<sup>2</sup>Bachelor's degree or higher

# ATTRACTIONS

- Denver blends culture, sports, and innovation with over 12,000 hotel rooms
- Attractions include the National Western Stock Show, Colorado Rapids at Dick's Sporting Goods Park, and the world-famous Red Rocks Amphitheater
- Transit-oriented neighborhoods make it easy to explore from downtown to the Rockies
- Cultural highlights include the Denver Museum of Nature & Science and the Denver Botanic Gardens
- Delivers a mix of tradition, adventure, and modern amenities that appeals to all visitors

Denver is home to incredible attractions, outdoor adventures and cultural experiences **that draw in more than 37.1 million tourists annually.**

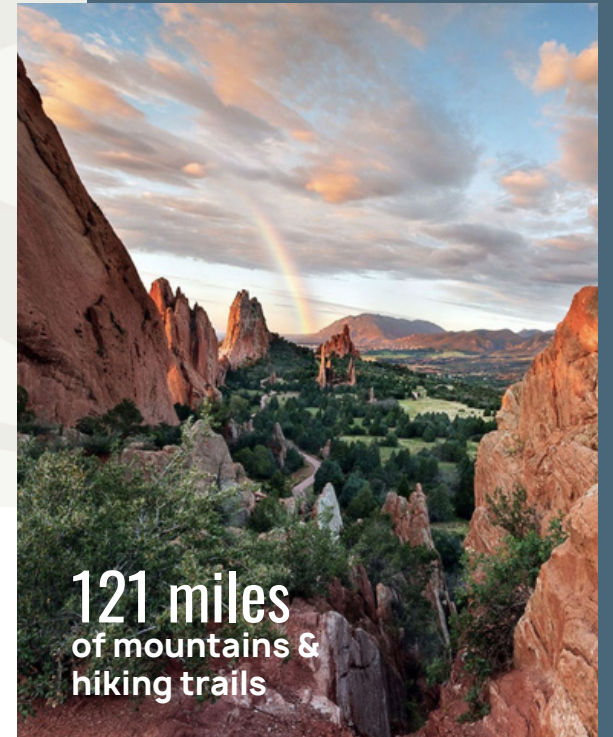
## PROFESSIONAL SPORTS & MAJOR UNIVERSITIES



**7**  
professional sports teams



**200+**  
concerts & events



**121 miles**  
of mountains & hiking trails

## MUSEUMS & ENTERTAINMENT



# CONTACT US

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