

FOR LEASE

Runway 35 South | 16 Acre Retail Development

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



Overview

AVAILABLE

Retail Pads

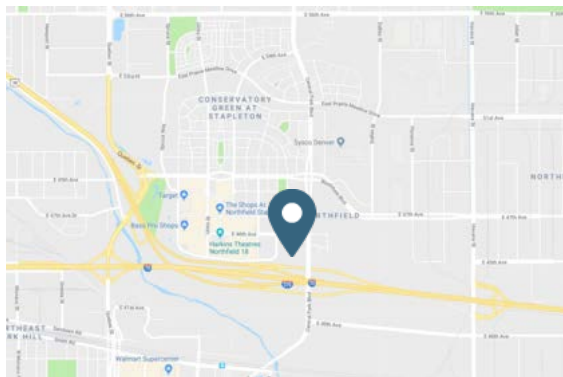
RATE

Contact Broker for Rates

Description

- Delivery Summer 2021.
- Ground lease & build-to-suit opportunities available.
- Great visibility from I-70 & Central Park Blvd.
- Strong location for grocers, restaurants and neighborhood retail.

Nearby Tenants



Demographics

	1 MILE	3 MILE	5 MILE
Current Population	5,012	101,941	294,758
Total Households	1,962	33,289	104,982
Average HH Income	\$133,737	\$85,450	\$83,168
Daytime Population	11,954	128,149	322,769

Year: 2019 | Source: Esri

Contact

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Traffic Counts

I-70: w/o Havana St	190,890 VPD
I-27: n/o I-70	69,446 VPD
I-70: e/o Quebec St	152,832 VPD

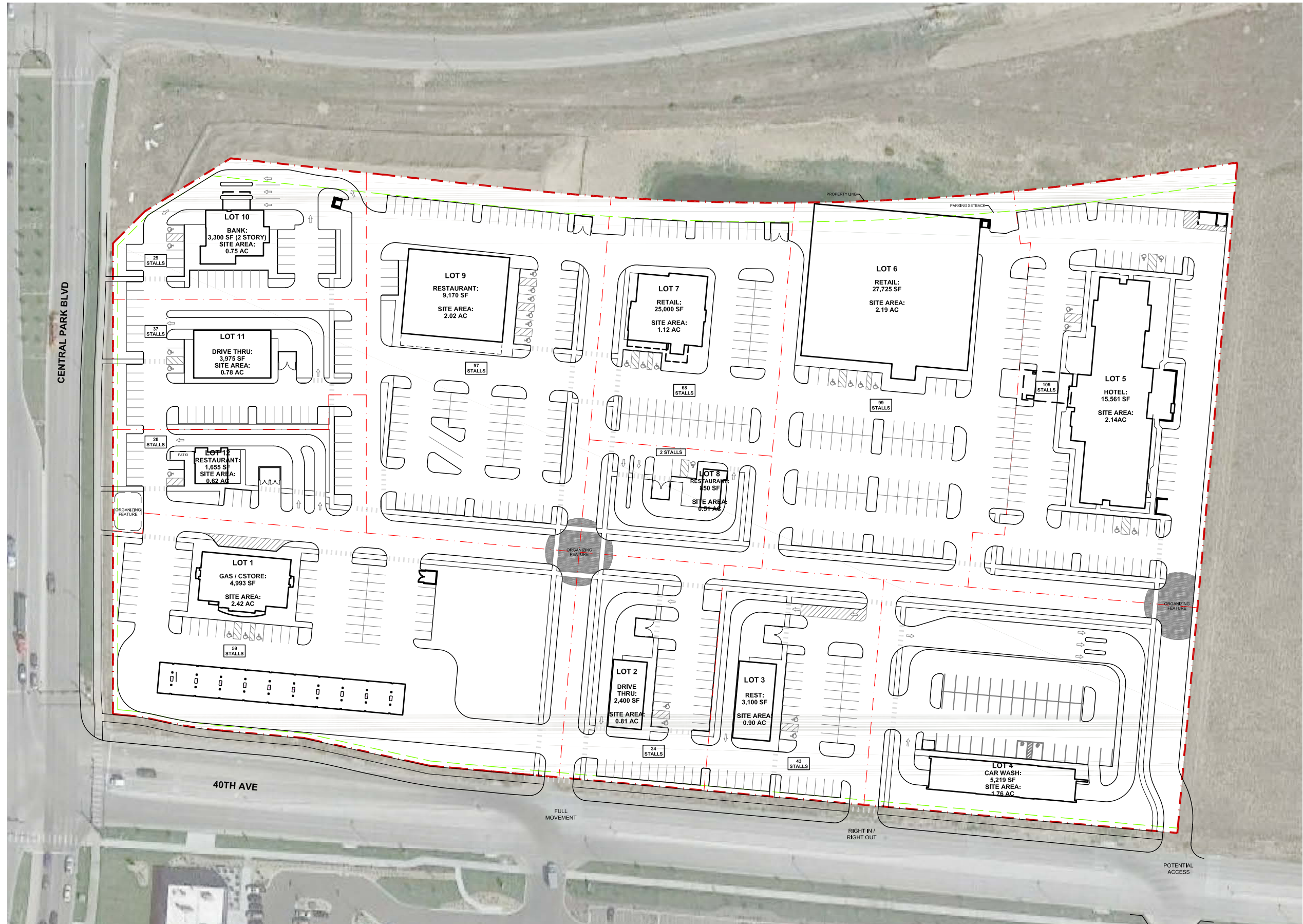
Year: 2011, 2018 | Source: DRCOG

SRS REAL ESTATE PARTNERS | 1875 Lawrence Street, Suite 850 | Denver, CO 80202 | 303.572.1800

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	1 mile	3 miles	5 miles
Population			
2000 Population	85	70,867	232,354
2010 Population	455	81,407	254,310
2018 Population	5,012	101,941	294,758
2023 Population	6,134	110,875	318,324
2000-2010 Annual Rate	18.27%	1.40%	0.91%
2010-2018 Annual Rate	33.75%	2.76%	1.81%
2018-2023 Annual Rate	4.12%	1.69%	1.55%
2018 Male Population	49.0%	50.6%	50.3%
2018 Female Population	51.0%	49.4%	49.7%
2018 Median Age	35.0	32.5	33.0
Households			
2000 Households	0	22,706	83,889
2010 Households	130	26,522	91,803
2018 Total Households	1,962	33,289	104,982
2023 Total Households	2,407	36,248	113,151
2000-2010 Annual Rate	0.00%	1.57%	0.91%
2010-2018 Annual Rate	38.96%	2.79%	1.64%
2018-2023 Annual Rate	4.17%	1.72%	1.51%
2018 Average Household Size	2.43	2.90	2.74
Housing Units			
2018 Total Housing Units	2,007	34,838	110,507
2018 Owner Occupied Housing Units	1,447	18,859	54,170
2018 Renter Occupied Housing Units	515	14,430	50,812
2018 Vacant Housing Units	45	1,549	5,525
Race and Ethnicity			
2018 White Alone	74.4%	51.9%	55.4%
2018 Black Alone	11.5%	20.9%	17.6%
2018 American Indian/Alaska Native Alone	0.5%	1.3%	1.2%
2018 Asian Alone	5.9%	4.1%	3.4%
2018 Pacific Islander Alone	0.3%	0.2%	0.2%
2018 Hispanic Origin (Any Race)	11.1%	39.0%	40.6%
Income			
2018 Median Household Income	\$103,258	\$56,505	\$54,207
2018 Average Household Income	\$133,737	\$85,450	\$83,168
Per Capita Income	\$53,366	\$29,766	\$30,585
2018 Population 25+ by Educational Attainment			
Total	3,270	63,004	186,567
High School Graduate	2.8%	18.6%	18.6%
GED/Alternative Credential	2.9%	5.9%	4.6%
Some College, No Degree	15.8%	15.6%	16.2%
Associate Degree	3.0%	5.4%	5.5%
Bachelor's Degree	35.7%	18.8%	20.9%
Graduate/Professional Degree	36.1%	15.6%	15.1%
Daytime Population			
2018 Total Daytime Population	11,954	128,149	322,769
Workers	9,387	71,935	169,611
Residents	2,567	56,214	153,158