



2373

CENTRAL PARK BLVD
DENVER, CO 80238

AVAILABLE

RETAIL, OFFICE OR
GREAT FOR MEDICAL

PROUDLY SERVING
LOCAL BUSINESSES IN
STAPLETON AND THE
GREATER DENVER AREA.

FOR MORE INFORMATION PLEASE
CONTACT:

GREG POND JEFF STAHLHUT
303.720.9199 720.937.3970



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PROPERTY FACTS & OVERVIEW

SIZE: 2,300 SQ FT

CITY: DENVER

YEAR BUILT: 2007

BUILDING SIZE: 44,592 SF

*AMAZING TRAFFIC
COUNT & EXPOSURE!*

FOR MORE INFORMATION
PLEASE CONTACT:

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TJC COMMERCIAL
7476 E 29TH AVE
DENVER, CO 80238
WWW.TJCCOMMERCIAL.COM



GREAT EXPOSURE TO
HIGH TRAFFIC COUNT
ON CENTRAL PARK
BLVD: PROJECTION
OF 30,000 ADT



LOCATED ON MAIN
THOROUGHFARE IN
STAPLETON, A
SPRAWLING, URBAN
MIXED-USE
NEIGHBORHOOD



STRONG AREA
DEMOGRAPHICS WITH
ANNUAL MEDIAN
HOUSEHOLD INCOME
OF \$114,996.



PREMIER LOCATION
DOWNTOWN DENVER
15 MINUTES

DENVER INTERNATIONAL
AIRPORT
20 MINUTES

RESIDENTIAL
NEIGHBORHOODS IN THE CITY
30 MINUTES OR LESS



STAPLETON IS
ONE OF THE
WEALTHIEST ZIP
CODES IN THE
DENVER METRO
AREA.



LOCATED WITHIN
1 MILE OF FOUR
MAJOR RESIDENTIAL
DEVELOPMENTS.
STAPLETON NEW
HOME PRICE
AVERAGE IS OVER
\$560,000.

