

Colorado
Retail
Services

CENTRAL PARK RESTAURANT LAND

4578 CENTRAL PARK BOULEVARD, DENVER, CO 80238

COMMERCIAL LAND FOR SALE



FOR SALE

Patrick McGlinchey / Managing Director / +1 210 303 3149 / patrick.mcglinchey@cushwake.com
Justin Gregory / Managing Director / +1 303 803 7170 / justin.gregory@cushwake.com



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PROPERTY HIGHLIGHTS

AVAILABLE

2.24 Acres (1.96 Acres Net of Access Road)

PRICING

Call Broker

ZONING

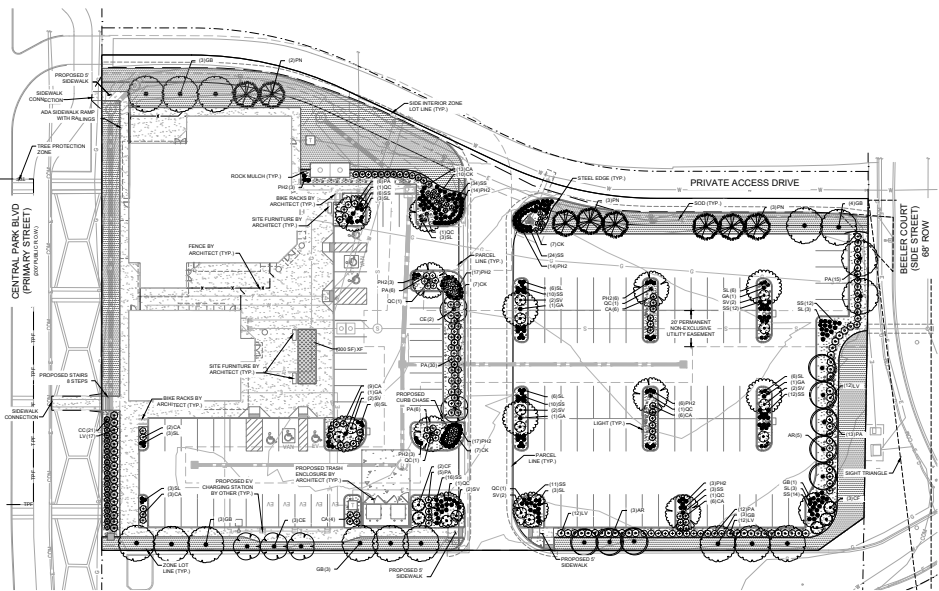
M-IMX-12 ([Click Here](#))

CITY / COUNTY

Denver

ABOUT THE PROPERTY

- Seller is **ONLY** seeking a restaurant open for lunch and dinner (full-service and alcohol sales preferred)
- Last large retail land opportunity for sale in the area
- Flagship real estate located on the entryway to Central Park Boulevard with a right-in access directly to the site
- Directly adjacent to Runway North (In-N-Out, Raising Cane's, Chili's, Dutch Bro's, Chipotle, etc.), Runway South (Chick-Fil-A, Wendy's, Andy's Frozen Custard, Cracker Barrel, etc.) and anchored by Whole Foods (coming soon), and Shops at Northfield Mall



TRAFFIC COUNTS

Year: 2024 | Source: PlacerAI 2025

Street	Counts
Central Park Boulevard	34,588 VPD
E 46th Avenue	11,126 VPD

DEMOGRAPHICS

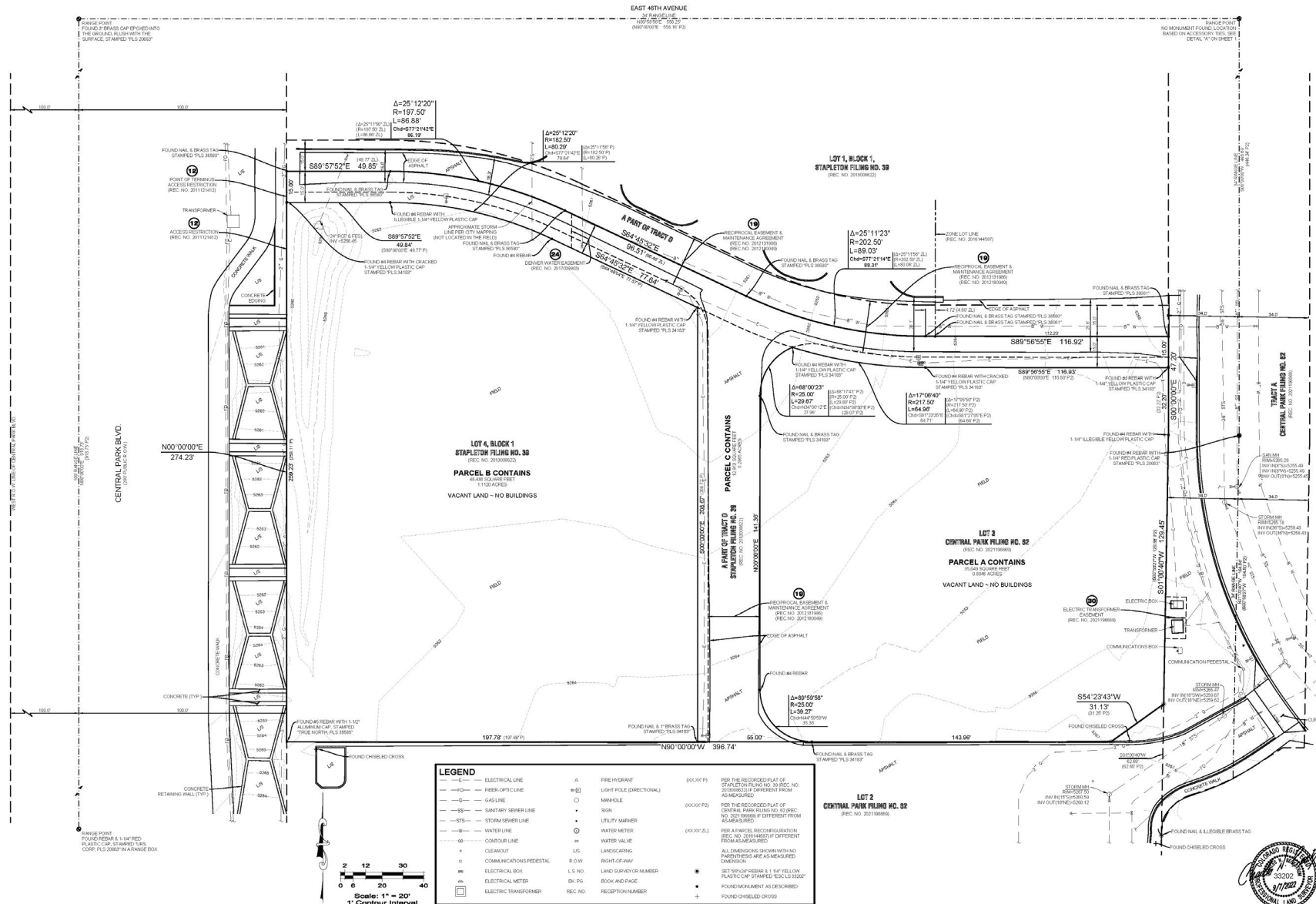
Year: 2024 | Source: Esri

	1 Mile	3 Miles	5 Miles
Population	6,199	107,181	299,823
Daytime Population	14,951	128,215	319,887
Average Household Income	\$234,910	\$141,216	\$131,067
Estimated Households	2,186	36,554	110,065

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SITE PLAN



4578 Central Park Boulevard, Denver, CO 80238

TRADE AREA



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ABOUT COLORADO RETAIL SERVICES

Patrick McGlinchey, Justin Gregory, and Jack Lazzeri comprise Cushman & Wakefield's Colorado Retail Services team, based in the firm's Denver office. The team specializes in all facets of retail and commercial land across Colorado and the surrounding region. Together, they have completed hundreds of transactions totaling more than \$500 million in value and are consistently recognized as a top-producing team within their asset class.

The team brings long-standing experience and continuity, with Patrick and Justin having partnered for over a decade and Jack working alongside them for more than six years. They are supported exclusively by brokerage specialist Nico Demetrian, who brings more than a decade of brokerage experience, further enhancing the team's execution and elevating the level of client service they deliver. Their approach is grounded in a set of core principles: responsive execution, data-driven brokerage, a modern and efficient organizational structure, best-in-class marketing, and a high-energy, client-focused mindset.