

Rare Land Opportunity in Northfield

5665 N Beeler Street | Denver . Colorado 80238



0.494 AC

Available

\$850,000

Sale Price

Join Hello Carwash, Murphy Oil, Panda Express, Taco Bell, Prestige Academy, Popeye's Chicken, Epic Cycles, Aspen Lane, Paws 'n' Play, Box State Barbers and Northfield Pediatric Dentistry

DESCRIPTION

- Build up to 5,500 SF building
- Excellent opportunity for medical or office user - high level plans in place
- Home to Denver's wealthiest zip code, 80238
- Cross-parked and cross-accessed with Shops at Beeler Development.

DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Current Population	7,579	61,763	221,608
Total Households	2,888	18,754	72,996
Average HH Income	\$176,758	\$107,720	\$97,233
Daytime Population	8,914	77,260	234,245
Year: 2021 Source: Esri			

TRAFFIC COUNTS

E 56th Ave: East of Roslyn St	30,772 VPD
E 56th Ave: West of Quebec St	31,515 VPD
I-70: East of Central Park Blvd	208,000 VPD
Year: 2020 Source: CDOT	

CONTACT

JUSTIN GREGORY

303.803.7170 | justin.gregory@srsre.com

PATRICK MCGLINCHEY

210.303.3149 | patrick.mcglinchey@srsre.com

Rare Land Opportunity in Northfield

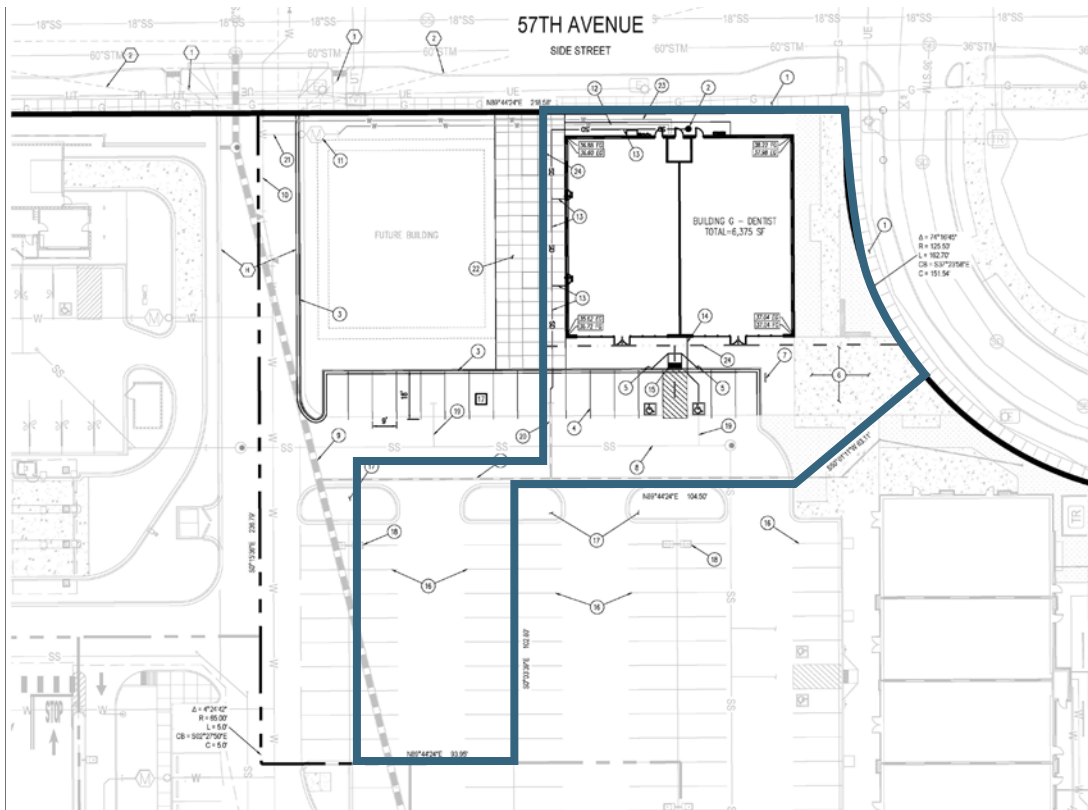
5665 N Beeler Street | Denver . Colorado 80238



CONCEPTUAL RENDERINGS



SITE PLAN



Trade Area

5665 N Beeler Street | Denver . Colorado 80238



Rocky Mountain Arsenal
National Wildlife Refuge
15,000 Acre Wildlife Refuge

SITE

NORTHFIELD
H&M
OLD NAVY
TARGET
macy's
Markins Theatres
JCPenney
xfinity
Lids
ZUTNEY
HOT TOPIC
QDOBA
SUBWAY
Finish Line
Starbucks
Coca-Cola
Coca-Cola
Coca-Cola

Quebec Square
Walmart
Office DEPOT
PETSMART
ROSS
McDonald's
Sams Club
Ross

29th Ave. Town Center
KING
noodles
corepower
YOGA
Starbucks
Walgreens

1,000 Units
of Multi-Family
700,000 SF
of Future Industrial
Office/Industrial Use
Approximately 20,000 Employees

Runway 35
North

Runway 35
South

Central Park Station
A-Line

Peoria Station
A-Line

Peoria Station
R-Line

Control Tower
2.24 Acre Retail
Development

309 Proposed
Multi-family Units

Demographics

5665 N Beeler Street | Denver . Colorado 80238



	1 mile	3 miles	5 miles
Population			
2000 Population	0	37,233	164,231
2010 Population	0	44,880	181,616
2021 Population	7,579	61,763	221,608
2026 Population	8,580	65,738	235,840
2000-2010 Annual Rate	0.00%	1.89%	1.01%
2010-2021 Annual Rate	0.00%	2.88%	1.78%
2021-2026 Annual Rate	2.51%	1.26%	1.25%
2021 Male Population	50.2%	50.5%	50.5%
2021 Female Population	49.8%	49.5%	49.5%
2021 Median Age	34.9	32.2	32.3
Households			
2000 Households	0	10,779	54,057
2010 Households	0	12,660	59,463
2021 Total Households	2,888	18,754	72,996
2026 Total Households	3,306	20,146	77,939
2000-2010 Annual Rate	0.00%	1.62%	0.96%
2010-2021 Annual Rate	0.00%	3.55%	1.84%
2021-2026 Annual Rate	2.74%	1.44%	1.32%
2021 Average Household Size	2.36	3.12	2.95
Housing Units			
2021 Total Housing Units	2,929	19,513	76,668
2021 Owner Occupied Housing Units	2,315	11,957	41,573
2021 Renter Occupied Housing Units	573	6,798	31,424
2021 Vacant Housing Units	41	759	3,672
Race and Ethnicity			
2021 White Alone	75.5%	56.5%	51.4%
2021 Black Alone	11.0%	15.3%	18.7%
2021 American Indian/Alaska Native Alone	0.7%	1.4%	1.3%
2021 Asian Alone	5.7%	2.7%	3.6%
2021 Pacific Islander Alone	0.2%	0.2%	0.2%
2021 Hispanic Origin (Any Race)	13.3%	46.0%	45.6%
Income			
2021 Median Household Income	\$148,446	\$76,433	\$68,986
2021 Average Household Income	\$176,758	\$107,720	\$97,233
2021 Per Capita Income	\$62,025	\$33,657	\$32,195
2021 Population 25+ by Educational Attainment			
Total	4,778	37,207	136,005
High School Graduate	6.2%	19.3%	20.0%
GED/Alternative Credential	4.0%	6.2%	4.8%
Some College, No Degree	10.7%	14.2%	15.7%
Associate Degree	3.5%	5.9%	6.1%
Bachelor's Degree	35.7%	18.3%	19.1%
Graduate/Professional Degree	37.2%	15.5%	14.4%
Daytime Population			
2021 Total Daytime Population	8,914	77,260	234,245
Workers	4,830	42,915	116,733
Residents	4,084	34,345	117,512