

EDUCATIONAL/RELIGIOUS PROPERTY FOR LEASE

2100 W. 90TH AVENUE | FEDERAL HEIGHTS, CO 80260



DESCRIPTION

Built in 1973 as an educational facility, the property contains a one-story 31,712± SF building that currently functions as a religious/school facility.

A large meeting/multi-purpose room with seating capacity of 325± anchors the middle of the building, with classroom wings on both sides of the building with approximately 15 classrooms in total. The educational wings contain support spaces including office, storage, and restrooms in addition to classroom space.

The building also includes a commercial kitchen with a large pantry and walk-in cooler.

There is also an area in the building that could be a residential apartment for a caretaker, which is allowed in the PUD.

BUILDING FEATURES

BUILDING SIZE	31,712± SF
ACREAGE	3.82± AC
USE	Religious/Educational Facility
SEATING CAPACITY	325±
PARKING	60± Paved Spots
ZONING	PUD Planned Unit Development
COUNTY	Adams
LEASE PRICE	Contact Broker

FOR MORE INFORMATION, PLEASE CONTACT:

CHRIS BURY | 949.939.6238
Partner, Senior Vice President
Chris.Bury@foundrycommercial.com
Licensed Real Estate Broker

CHARLIE HOWARTH | 949.542.9484
Vice President
Charlie.Howarth@foundrycommercial.com
Licensed Real Estate Broker



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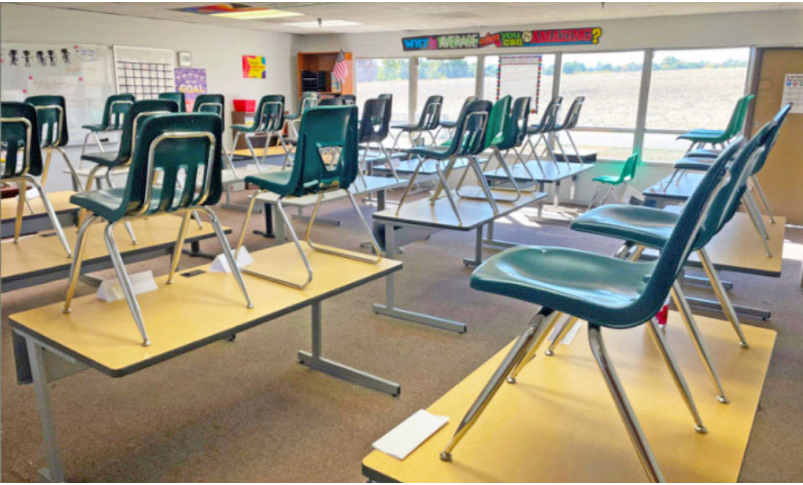
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HUGHESMARINO

31,712± SF ON 3.82± AC

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INTERIOR PHOTOS



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BUILDING FLOOR PLAN

◀ **NORTH**

*DRAWING NOT TO SCALE

W - Women's Restroom **M** - Men's Restroom

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PROPERTY OUTLINE & MAP



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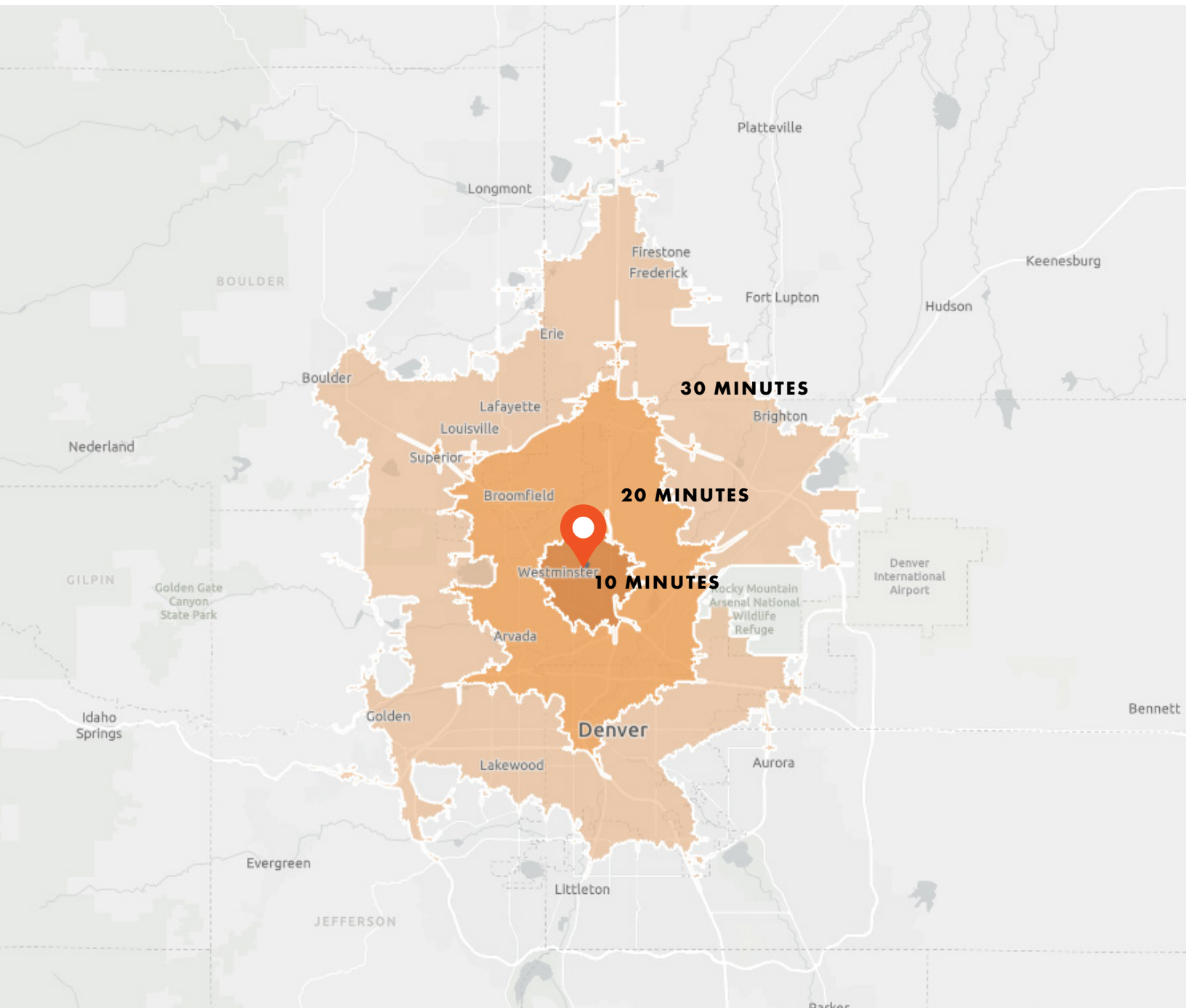
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LOCATION & DRIVE TIMES



*ESTIMATE DRIVE TIMES MONDAYS AT 8AM

Data source: ESRI 2024

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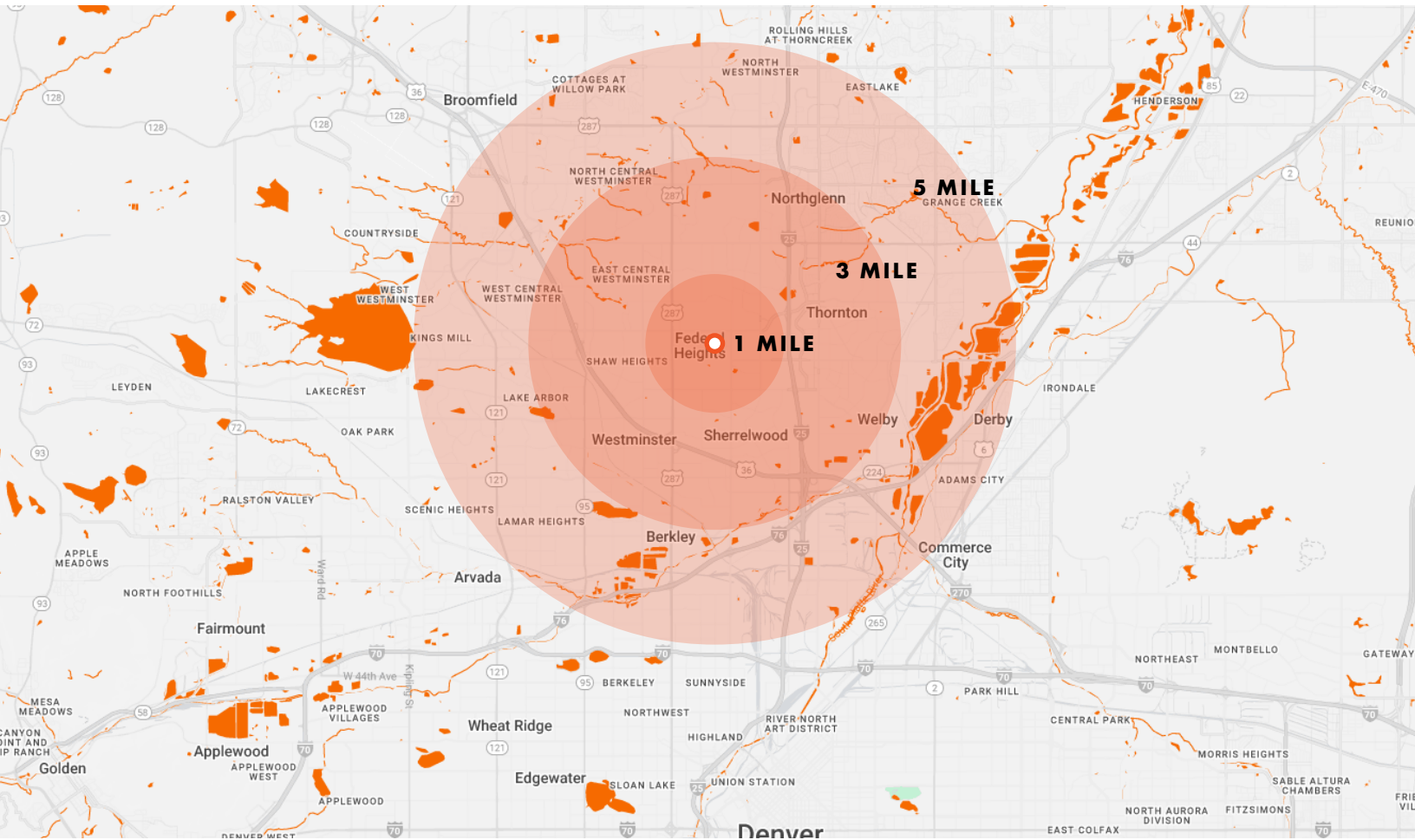
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DEMOGRAPHICS



1 MILE RADIUS



26,581
ESTIMATED POPULATION 2025



33.3
MEDIAN AGE



\$256,213
MEDIAN HOME VALUE 2025



5,415
TOTAL EMPLOYEES



\$74,536
AVG HOUSEHOLD INCOME

3 MILE RADIUS



161,676
ESTIMATED POPULATION 2025



34.4
MEDIAN AGE



\$451,799
MEDIAN HOME VALUE 2025



43,844
TOTAL EMPLOYEES



\$106,600
AVG HOUSEHOLD INCOME

5 MILE RADIUS



337,058
ESTIMATED POPULATION 2025



35.1
MEDIAN AGE



\$486,494
MEDIAN HOME VALUE 2025



120,280
TOTAL EMPLOYEES



\$114,779
AVG HOUSEHOLD INCOME

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