



*Confidential Offering Memorandum*

**5056 Federal Boulevard**

Denver, CO 80221



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## PROPERTY DESCRIPTION

This meticulously renovated 3,744 SF retail building, just steps from Regis University, offers a turnkey salon space in a high-traffic location on Federal Blvd. Enjoy the benefits of a completely updated property, featuring a new roof, electrical, HVAC, and more. With a stylish exterior painted by a local artist, this property offers three restrooms, polished concrete floors, and multiple treatment rooms, making it ideal for a wide range of retail uses.

## OFFERING SUMMARY

Sale Price:	\$1,520,000
Lease Rate:	Negotiable
Lot Size:	6,098 SF
Building Size:	3,744 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	6,711	65,939	184,794
Total Population	17,095	140,111	406,060
Average HH Income	\$123,316	\$128,415	\$110,695



## 5056 FEDERAL BOULEVARD

Denver, CO 80221

### PROPERTY DESCRIPTION

Building Type:	Retail
Building Size:	3,744 SF
Lot Size:	6,098 SF
Zoning:	E-CC-3X
YOC:	1949
Property Taxes:	\$18,843

### PROPERTY HIGHLIGHTS

- Over 33,000 VPD on Federal Blvd
- New roof, new electrical, two new furnaces, all new HVAC, new sewer line and backflow preventer, new oversized hot water heater
- Three restrooms
- Polished concrete floor
- Multiple rooms for different types of salon treatments
- Exterior painted by local artist

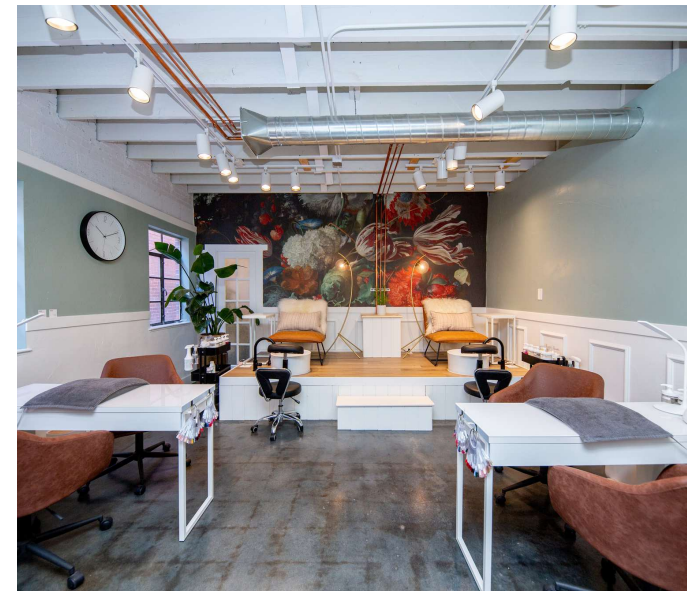
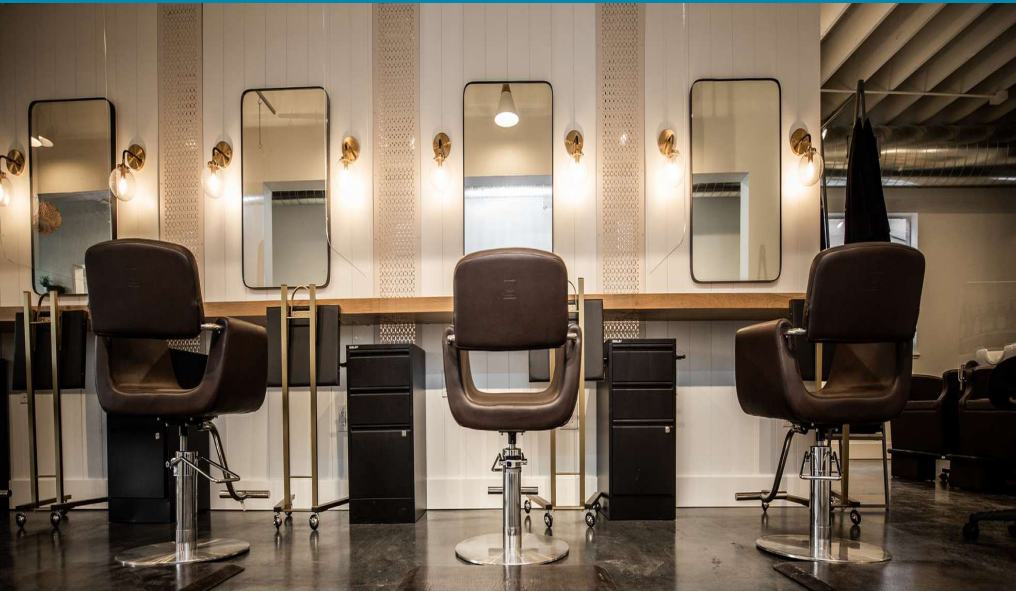


## SALON FEATURES:

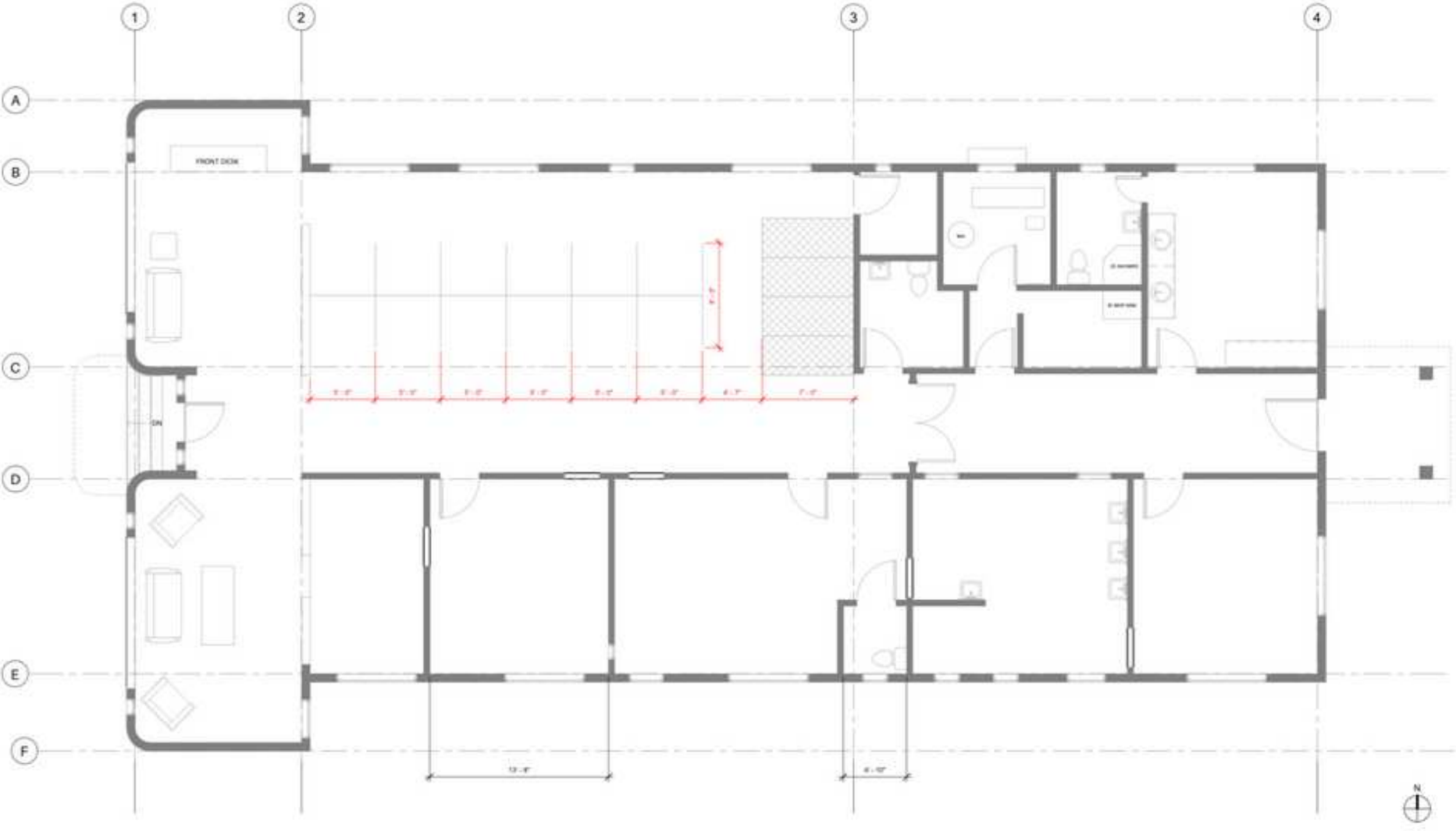
- Each station is individually circuited
- 100 gallon hot water heater
- Lots of natural light, both from the north and south
- Double HVAC
- Polished concrete floors
- Each room has sink hookups
- Numerous exhaust vents



# PROPERTY OVERVIEW



# PROPERTY FLOORPLAN



1 FURNITURE FLOOR PLAN

# PROPERTY OVERVIEW




# AREA OVERVIEW

Regis University is located in the Mile High City with the unmatched backdrop of the Rocky Mountains, but Colorado's vibrancy is just one of the many reasons students are drawn to Regis.

With a small student-to-faculty ratio, the award-winning faculty is dedicated to empowering graduates with the skills and perspective needed to harness their passions and talents and spur change on a local and global scale.

The core curriculum, which covers a broad range of liberal arts, centers on the question of 'How We Ought to Live.' All students must complete at least one community service project. Students say the academics are demanding, but that rigor pays off in the work world, where grads in their early careers report earning above-average salaries, according to Payscale.

**6,310** STUDENTS ENROLLED 

**REGIS UNIVERSITY**

**11:1** STUDENT TO FACULTY RATIO

**\$71.5M** REGIS ENDOWMENT FUND

#1 BEST PRIVATE COLLEGE IN COLORADO WITH THE BEST ROI





CONSISTENTLY RANKED A  
**TOP TIER**  
WESTERN UNIVERSITY



## DENVER, CO

### ABOUT

Denver, CO has a population of 711k people with a median age of 34.9 and a median household income of \$85,853. In recent years, the population of Denver, CO grew from 706,799 to 710,800, a 0.566% increase and its median household income grew from \$78,177 to \$85,853, a 9.82% increase.

The median property value in Denver, CO is \$540,400, and the homeownership rate is 49.4%.

### ECONOMY

The economy of Denver, CO employs 416k people. The largest industries in Denver, CO are Professional, Scientific, & Technical Services (62,131 people), Health Care & Social Assistance (52,548 people), and Educational Services (37,392 people), and the highest paying industries are Management of Companies & Enterprises (\$119,900), Mining, Quarrying, & Oil & Gas Extraction (\$116,454), and Utilities (\$97,803).

Median household income in Denver, CO is \$85,853.

### POPULATION

**710,800**

0.566% 1-YEAR GROWTH

### MEDIAN AGE

**34.9**

### MEDIAN HH INCOME

**\$85,853**

9.82% 1-YEAR GROWTH

### NUMBER OF EMPLOYEES

**416,271**

1.43% 1-YEAR GROWTH

### MEDIAN PROPERTY VALUE

**\$540,400**

17.7% 1-YEAR GROWTH

Source: <https://www.datausa.io/>

# DISCLOSURE



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