

8 & 12 N. FEDERAL BLVD

DENVER, COLORADO



OWNER-USER / DEVELOPMENT OPPORTUNITY



HIGH-TRAFFIC FEDERAL
BOULEVARD CORRIDOR



IDEAL FOR RETAIL,
OFFICE, SHOWROOM,
OR SERVICE USE



DEVELOPMENT POTENTIAL
UNDER E-MX-3 ZONING



EXCELLENT VISIBILITY &
ACCESS IN DENVER

12 N. FEDERAL BLVD
RETAIL BUILDING

8 N. FEDERAL BLVD
RETAIL BUILDING



FOR LEASE: \$22.00 PER SF + NNN

Lease both buildings together or individually
for your next retail, office, showroom, or service use.

12 N. FEDERAL BLVD RETAIL BUILDING



PROPERTY OVERVIEW

Well-located retail building with
excellent visibility along Federal
Boulevard.

Ideal for retail, showroom, office,
or other commercial uses.

Ample on-site parking and strong
frontage in a high-traffic corridor.

PROPERTY DETAILS

	Building Size	1,475 SF
	Lot Size	5,992 SF
	Zoning	E-MX-3
	Year Built	1966
	Use	Commercial – Retail
	Building Class	C
	Taxes	\$12,010

PROPERTY HIGHLIGHTS

- Excellent visibility on Federal Blvd
- Strong daily traffic counts
- Suitable for retail, office, showroom, or professional uses
- E-MX-3 zoning allows for a variety of commercial and mixed-use development opportunities
- Convenient access to I-25 and Downtown Denver

8 N. FEDERAL BLVD RETAIL BUILDING



PROPERTY OVERVIEW

Functional retail building currently
set up for retail, office, showroom,
or service uses.

Features retail/showroom area,
office space, and shop bays.

Ideal for a range of
commercial uses.

PROPERTY DETAILS

	Building Size	2,550 SF
	Lot Size	4,388 SF
	Zoning	E-MX-3
	Year Built	1976
	Use	Commercial – Retail
	Building Class	C
	Taxes	\$19,208

PROPERTY HIGHLIGHTS

- Retail/showroom area with customer space
- Shop bays with equipment
- Office and customer area
- Fenced lot with parking and vehicle storage
- High-traffic Federal Blvd location with strong visibility

LOCATION HIGHLIGHTS



Located on highly
trafficked Federal
Boulevard – one of
Denver's busiest
commercial corridors



Development
potential for
mixed-use or
commercial
redevelopment



Excellent visibility,
frontage, and
access with strong
surrounding
commercial activity



Close proximity
to Downtown
Denver, I-25,
and major
transit routes



8 N. FEDERAL BLVD
RETAIL BUILDING

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CONTACT BROKER FOR DETAILS

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Commercial Real Estate Advisor



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Information contained herein is from sources deemed reliable but not guaranteed.
Buyer is advised to verify all information.

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INTERIOR PHOTOS & FLOOR PLANS

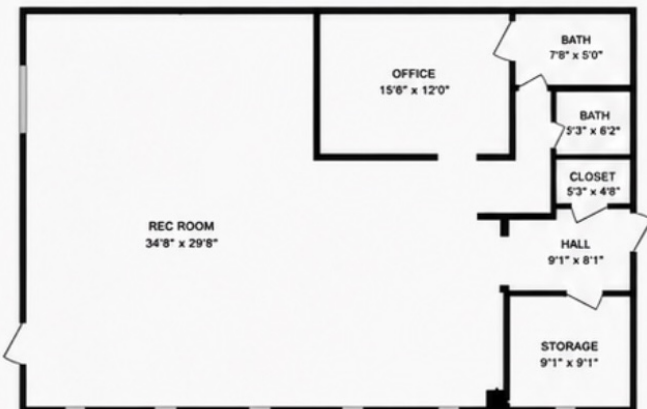
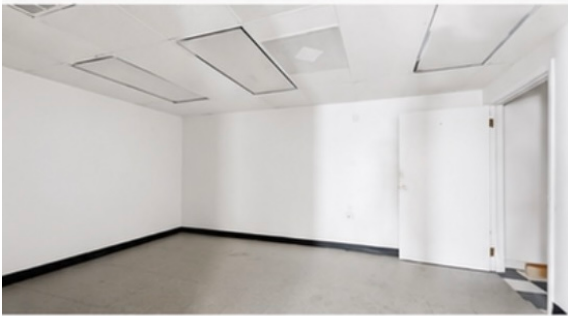


MEGASTAR
REALTY



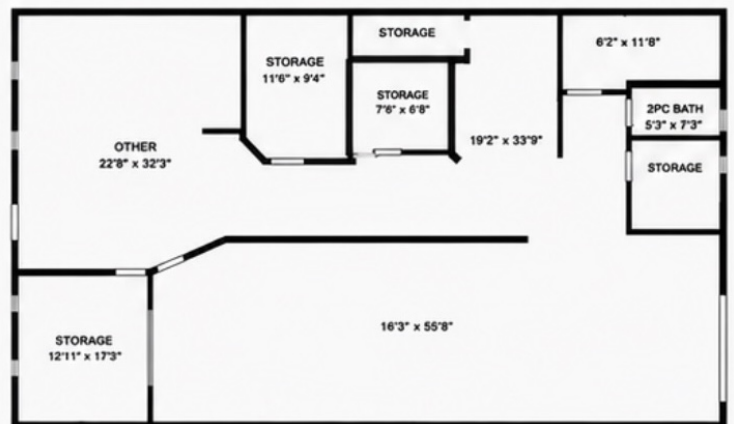
AVA
PROPERTIES

12 N. FEDERAL BLVD



Building 2

8 N. FEDERAL BLVD



Building 1