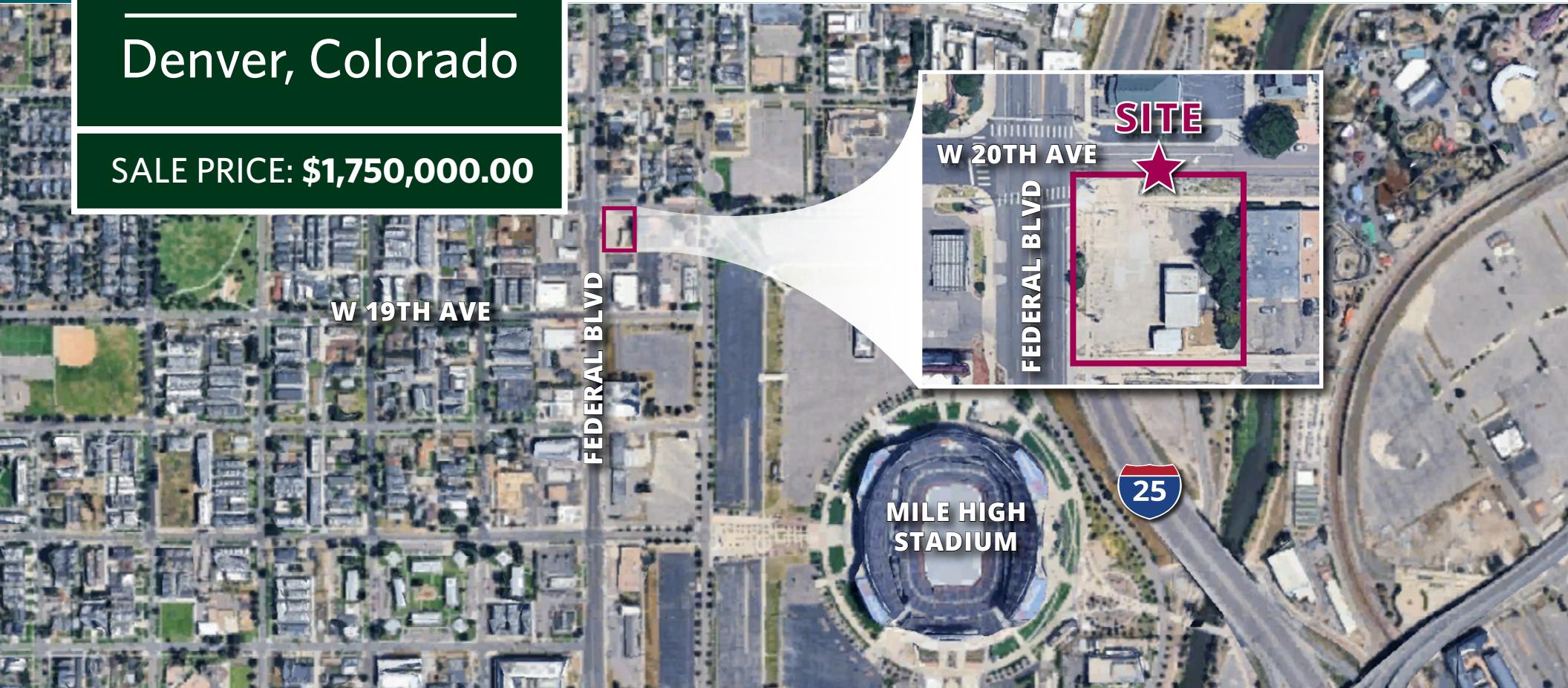


1940 FEDERAL BLVD

Denver, Colorado

SALE PRICE: \$1,750,000.00

**FOR SALE: PRIME DENVER CORNER SITE WITH
REPURPOSE OR REDEVELOPMENT POTENTIAL**



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1940 FEDERAL BLVD

FOR SALE: PRIME DENVER CORNER SITE WITH REPURPOSE OR REDEVELOPMENT POTENTIAL

OFFERING / OVERVIEW

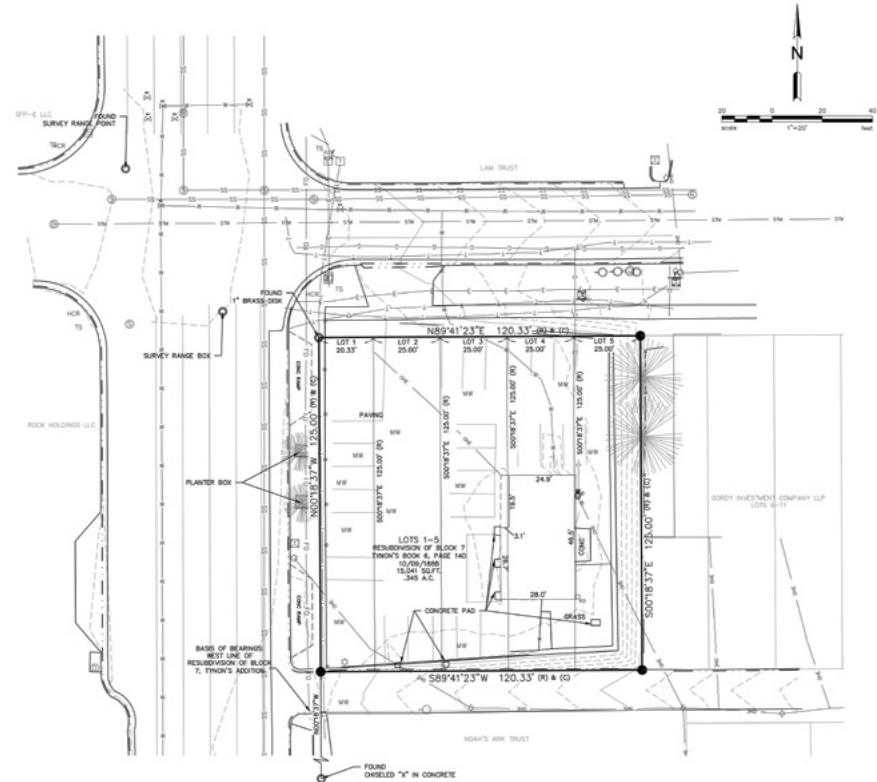
PROPERTY SURVEY

1940 Federal Blvd, Denver, CO is a 15,104 SF hard-corner site zoned C-MX-5, located in the heart of Denver's Highlands submarket and directly adjacent to Empower Field at Mile High, home of the Denver Broncos. The property features a 1,139 SF two-bay shop-style building with grade-level loading. As one of the last larger undeveloped parcels in the area, it offers exceptional potential.

Within easy walking distance to the stadium and numerous retail and dining options, the site also benefits from excellent access to public transit. While current zoning allows for redevelopment of up to five stories, the existing structure offers a compelling opportunity for adaptive reuse.

HIGHLIGHTS

- Corner lot with two curb cuts
- Walking distance to Empower Field at Mile High
- Walking distance to some of Denver's best dining
- Rare-sized site in the submarket
- Rectangular-shaped lot
- Easy access to downtown Denver
- Two-turn access to I-25 (northbound and southbound)



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PROPERTY DETAILS



PROPERTY ADDRESS:
1940 Federal Blvd, Denver, CO



CITY/COUNTY:
Denver/Denver



SALE PRICE:
\$1,750,000.00



ZONING:
C-MX-5



SITE SIZE:
15,104 SF



PROPERTY TAX:
\$31,434.85 (2024)



BUILDING SIZE:
1,139 SF



WATER/SEWER:
Denver



YOC:
1958



POWER:
Xcel (gas/electric)

AREA DEMOGRAPHICS

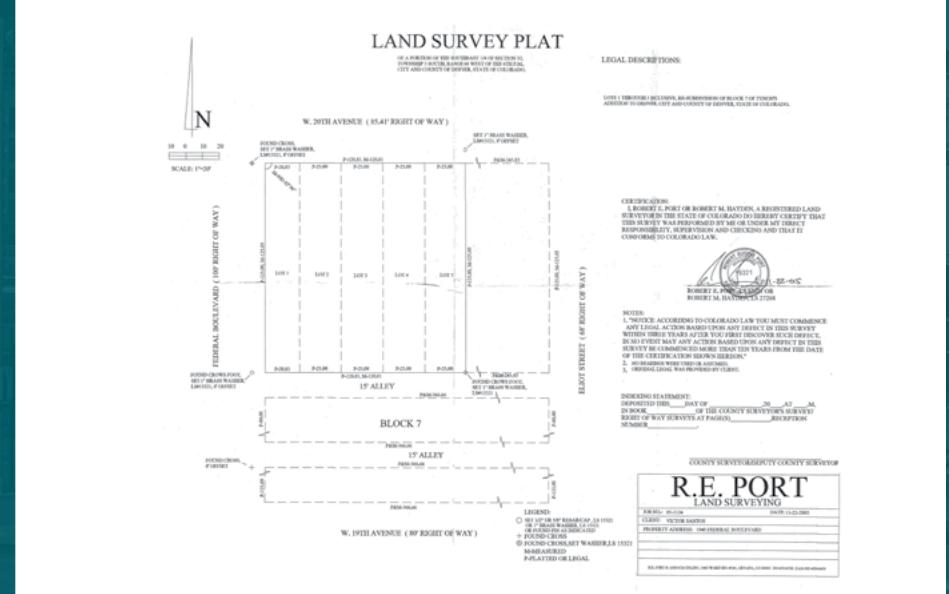
WITHIN 2 MILES

Federal Blvd/19th Traffic volume	37,962
2024 Population	105,997
Average Household Income	\$119,613
Median Home Value	\$690,826
Owner Occupied Households	18,696
Renter Occupied Households	36,691
Median Age	35.1
Bachelor's Degree or Higher	56%

Source: Costar

1940 FEDERAL BLVD

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REPURPOSE OR REDEVELOPMENT POTENTIAL**



Russell Gruber
Industrial Specialist / Owner
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