

LAND FOR SALE

211-225 S FEDERAL BLVD.

211-225 S Federal Blvd. , Denver, CO 80219



**TRINITY
TEAM**



**KELLERWILLIAMS
PREFERRED REALTY**



OFFERING SUMMARY

| | |
|--------------------|-------------|
| SALE PRICE: | \$989,000 |
| LOT SIZE: | 21,563 SF |
| ZONING: | E-MX-3 |
| MARKET: | Denver |
| SUBMARKET: | West Denver |
| PRICE / SF: | \$45.87 |

PROPERTY OVERVIEW

0.50 AC of Commercial Land, For Development

PROPERTY HIGHLIGHTS

- 0.50 AC of Commercial Land, For Development
- Zoning E-MX-3
- Frontage 257' on S. Federal Blvd., 125' on W. Cedar Ave.
- Proposed Use: Commercial, Convenience Store, Restaurant, Retail, Apartment Units.
- The site has access to both major arterial highways I 25 & 6th Ave. and secondary arterials extending through it that provide excellent distribution access.
- Approximately 4 miles SW of Downtown Denver.
- *Property Is Subject to Easement Recorded March 17, 2010, To The City and County of Denver.*

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www.kwcommercial.com

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Traffic Count Report

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Building Type: Land

Class: -

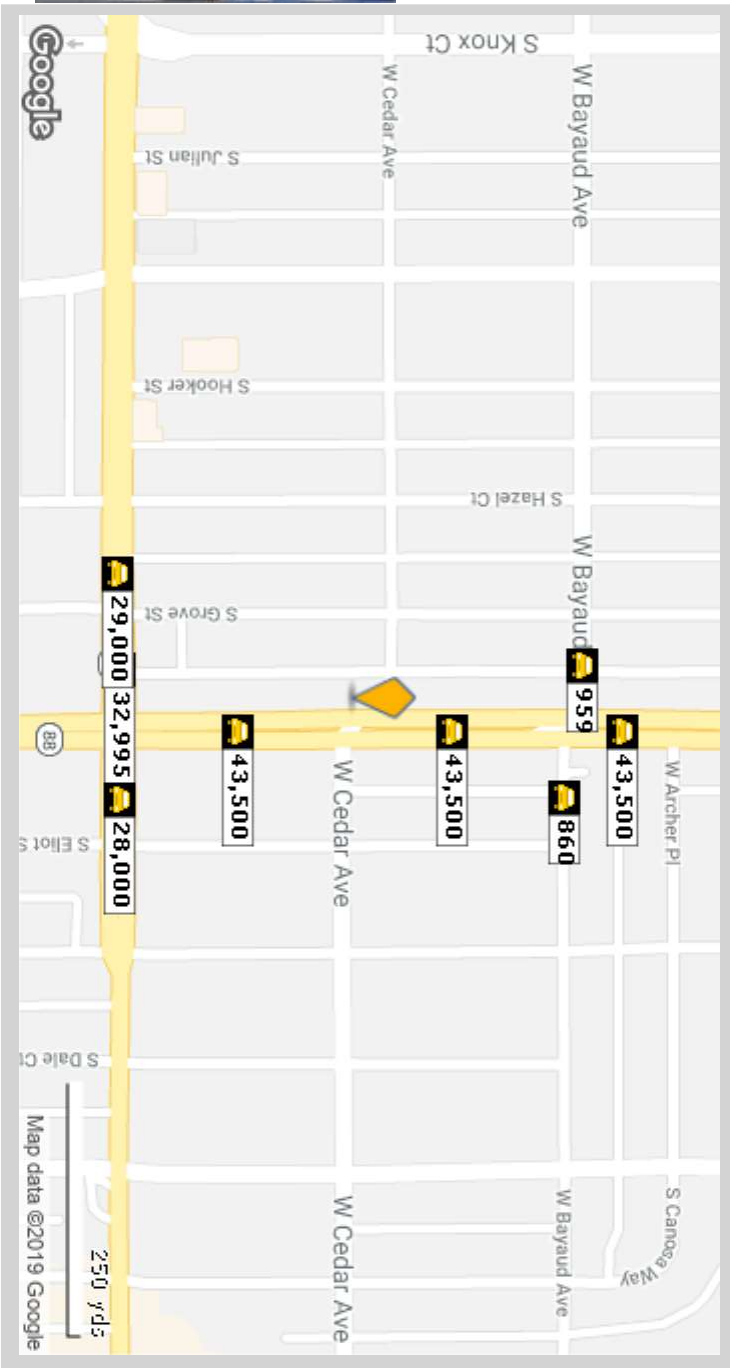
RBA: -

Typical Floor: -

Total Available: 0 SF

% Leased: 0%

Rent/SF/Mo: -



| Street | Cross Street | Cross Str Dist | Count Year | Avg Daily Volume | Volume Type | Miles from Subject Prop |
|-------------------|--------------|----------------|------------|------------------|-------------|-------------------------|
| 1 S Federal Blvd | W Cedar Ave | 0.04 S | 2017 | 43,500 | MPSI | .06 |
| 2 S Federal Blvd | W Cedar Ave | 0.06 N | 2016 | 43,500 | MPSI | .07 |
| 3 S Federal Blvd | W Cedar Ave | 0.06 N | 2017 | 43,500 | MPSI | .07 |
| 4 W Alameda Ave | S Grove St | 0.03 W | 2017 | 32,995 | MPSI | .13 |
| 5 W Bayaud Ave | S Grove St | 0.03 W | 2017 | 959 | MPSI | .14 |
| 6 W Bayaud Ave | S Eliot St | 0.03 E | 2017 | 860 | MPSI | .14 |
| 7 W Alameda Ave | S Eliot St | 0.03 E | 2016 | 28,000 | MPSI | .14 |
| 8 W Alameda Ave | S Eliot St | 0.03 E | 2017 | 28,000 | MPSI | .14 |
| 9 W Alameda Ave | S Grove St | 0.02 E | 2017 | 29,000 | MPSI | .15 |
| 10 S Federal Blvd | W Bayaud Ave | 0.02 S | 2017 | 43,500 | MPSI | .16 |

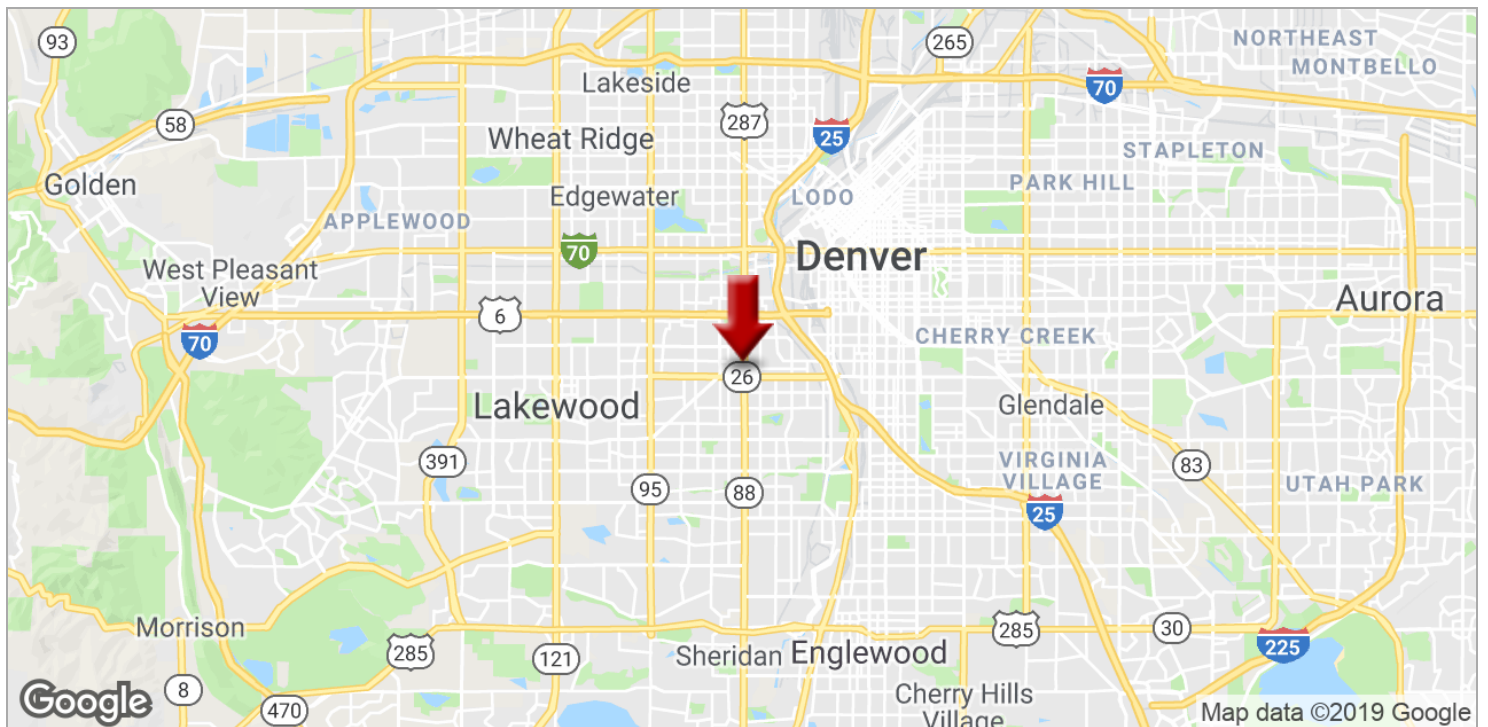
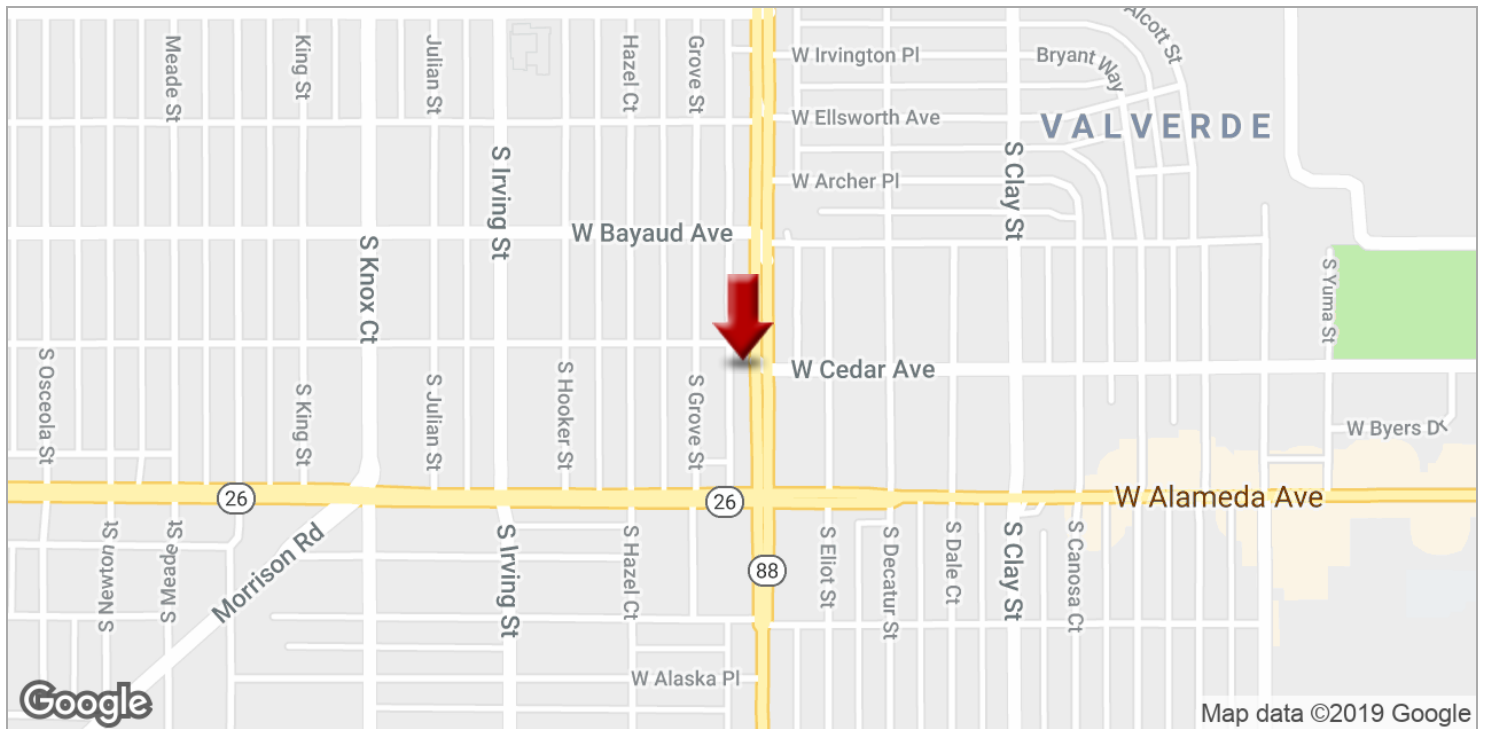


Commercial Division

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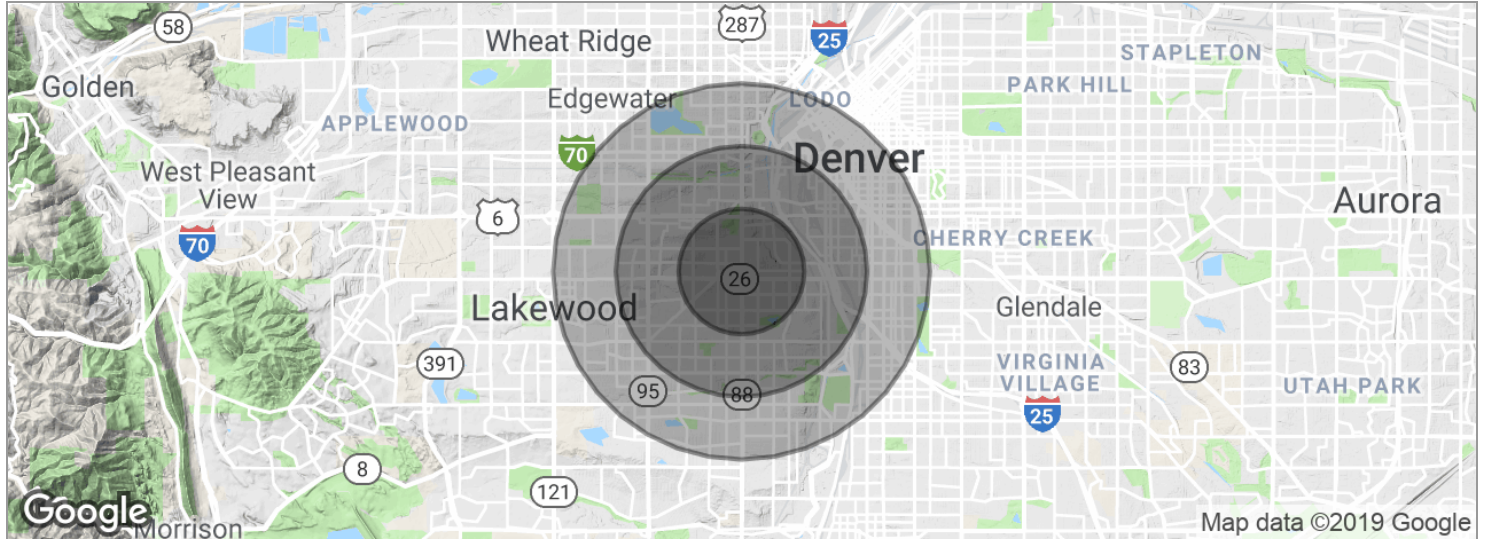
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| POPULATION | 1 MILE | 2 MILES | 3 MILES |
|---------------------|---------------|----------------|----------------|
| Total population | 21,783 | 81,584 | 165,512 |
| Median age | 27.3 | 28.9 | 30.8 |
| Median age (male) | 27.3 | 28.4 | 30.1 |
| Median age (Female) | 28.6 | 31.1 | 32.3 |

| HOUSEHOLDS & INCOME | 1 MILE | 2 MILES | 3 MILES |
|--------------------------------|---------------|----------------|----------------|
| Total households | 6,516 | 26,478 | 61,934 |
| # of persons per HH | 3.3 | 3.1 | 2.7 |
| Average HH income | \$43,349 | \$42,440 | \$48,668 |
| Average house value | \$172,776 | \$173,235 | \$207,685 |

* Demographic data derived from 2010 US Census

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