

**FREE STANDING RETAIL BUILDING**  
**5090 FEDERAL BLVD**  
**DENVER, CO 80221**  
**FOR LEASE**



**FREESTANDING BUILDING WITH PARKING LOT**



**Building**  
**2,189 Square Feet**



**Land Size:**  
**.43 Acres**



**Lease Rate:**  
**\$35.00 psf NNN**

**HIGHLIGHTS**

**Adjacent to Regis University**  
**Access from Federal and 51st**  
**13 - Off Street Parking Spaces**  
**Newly Remodeled**  
**Traffic Count-34,357 Per day**  
**Zoning: E-CC-3X**

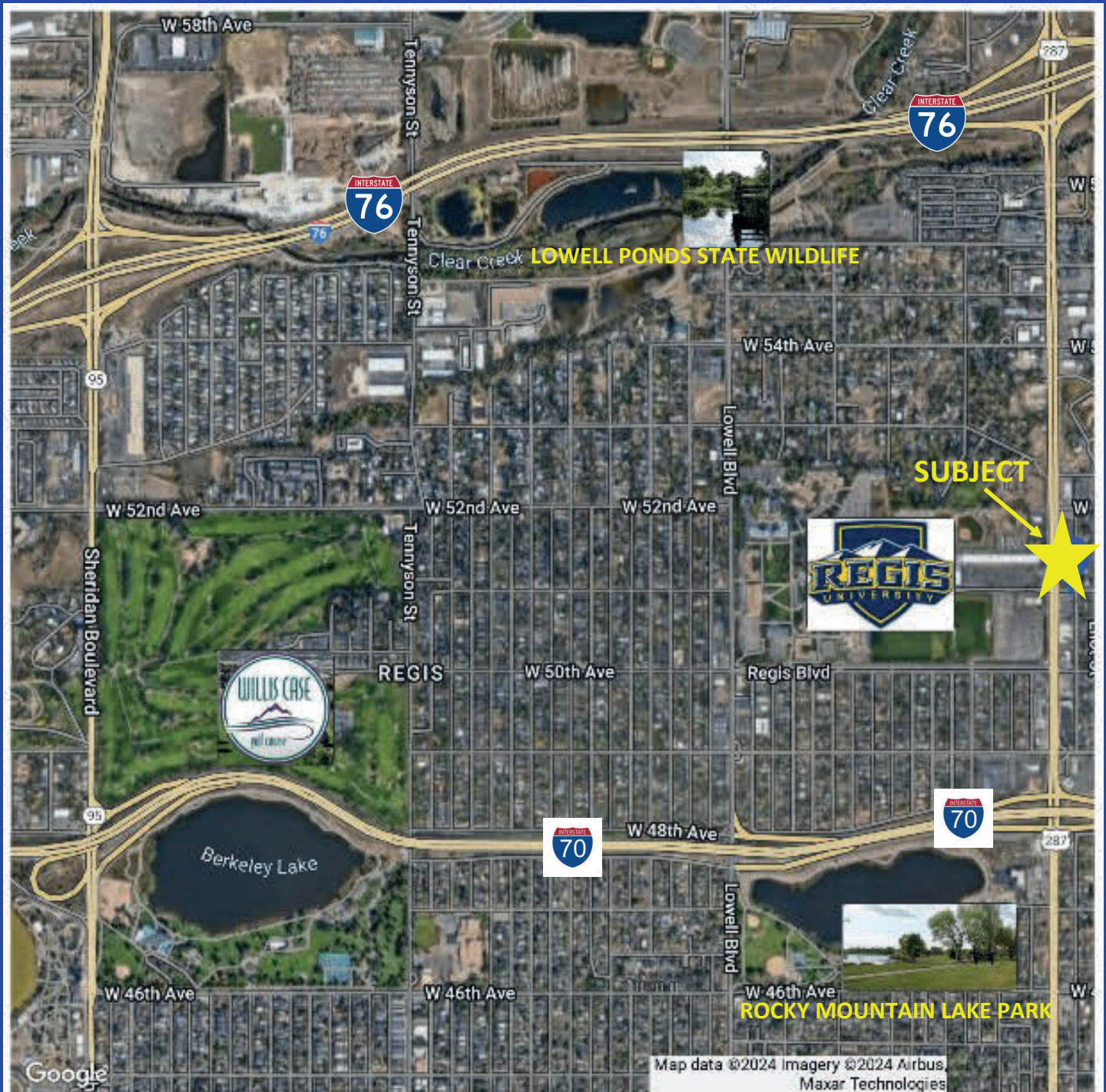


**Jay Carlson**

**Principal**  
**(Main) 719.520.9500**  
**(Cell) 719.332.5882**  
**Carlson@frontrangecommercial.com**



# LOCAL AREAS OF INTEREST



**Jay Carlson**

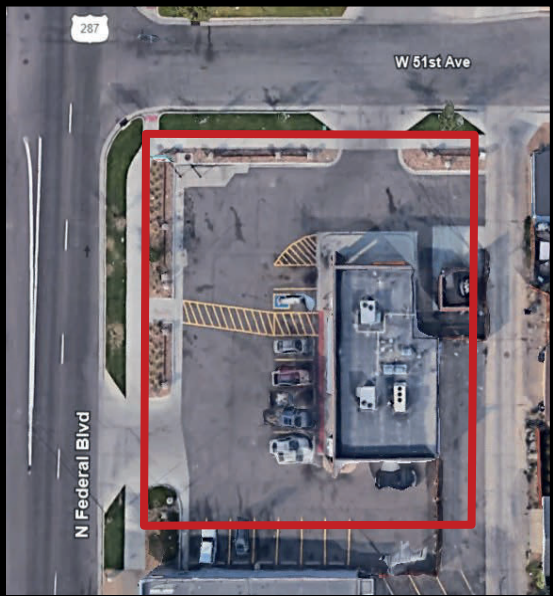
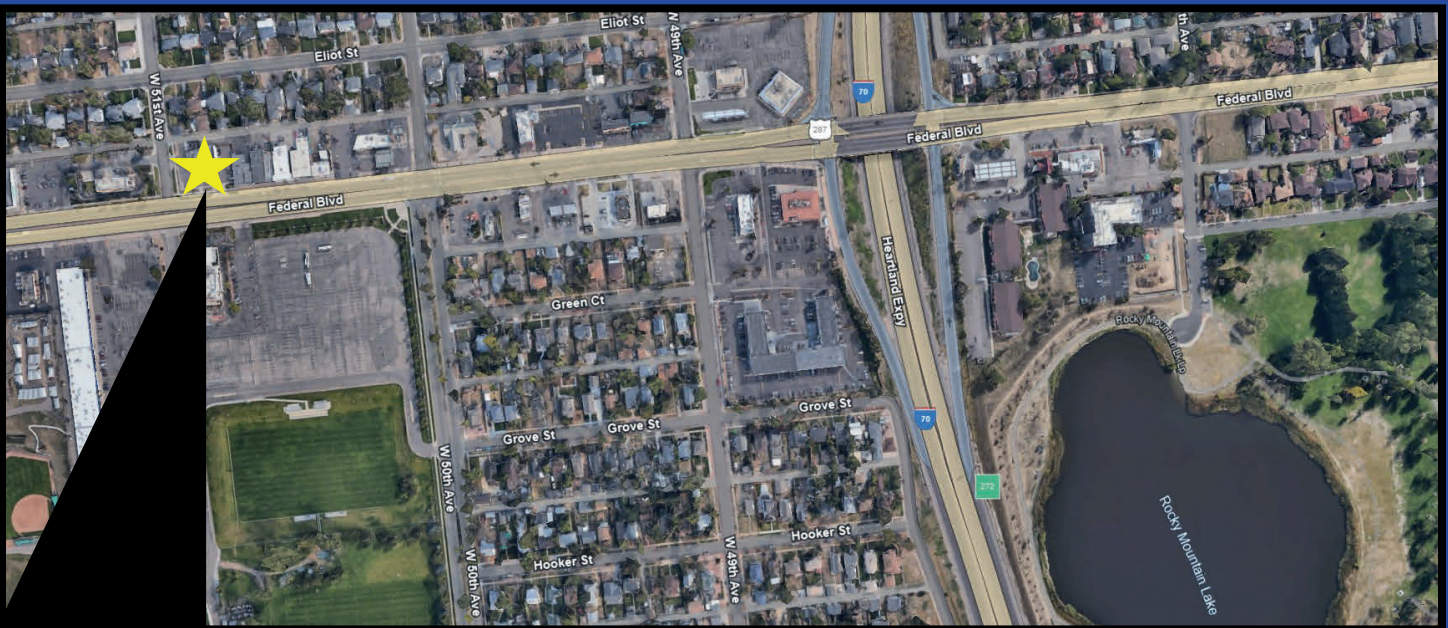
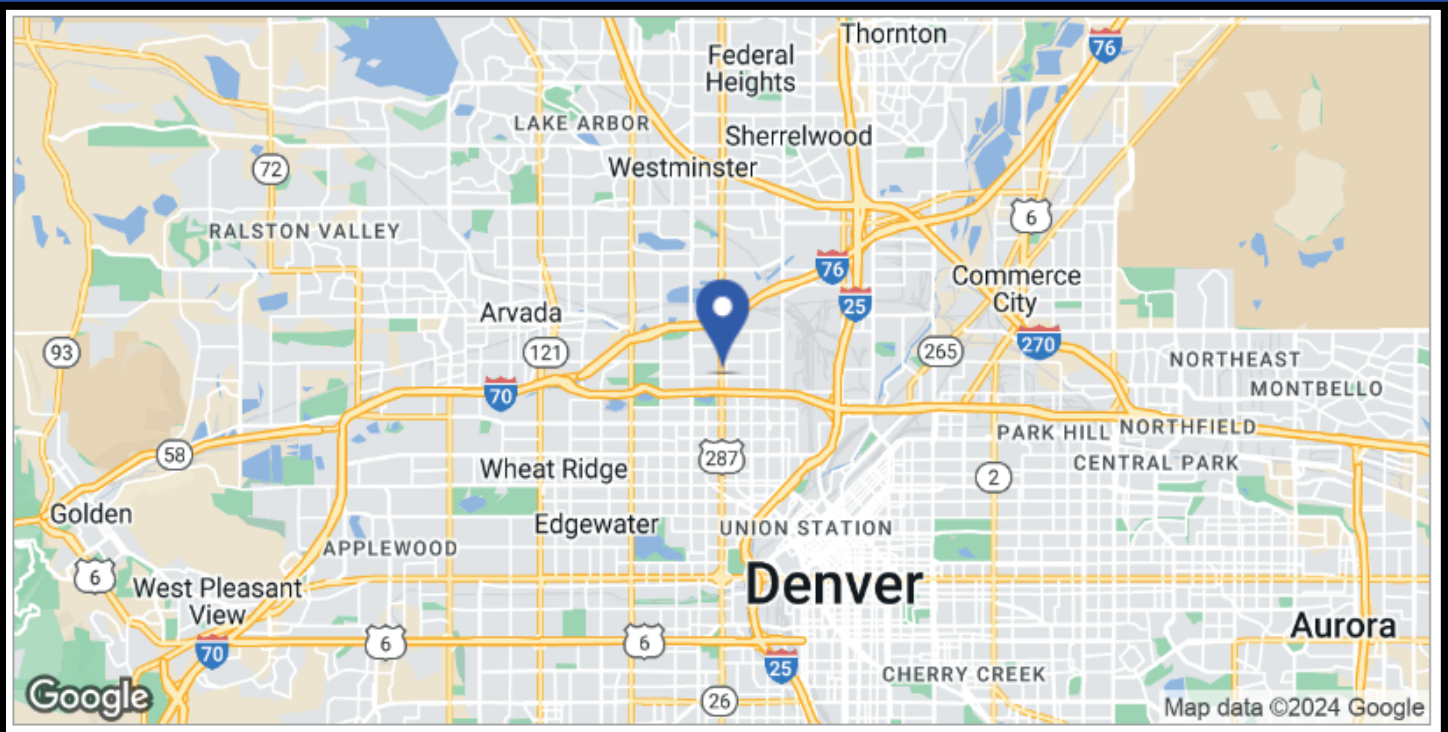
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	1 MILE	3 MILES
<b>POPULATION</b>		
Total population	16,889	143,207
<b>HOUSEHOLDS &amp; INCOME</b>		
Average HH income	\$122,906	\$127,584

\* Demographic data derived from 2020 ACS - US Census

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