

FOR SALE OR LEASE

PLATINUM CRE
INVESTMENTS | BROKERAGE

963 FEDERAL BOULEVARD DENVER, CO 80204



ABOUT THE PROPERTY

A well-maintained 3,456 SF retail/industrial building is available for sale or lease in a prime central location on Federal Boulevard, between Colfax and 6th Avenue. The property features a clean commercial kitchen with a three part sink, 6-foot hood, a walk-in freezer, a 7-foot drive-in door accessed from the back alley, and security fenced outdoor storage.

Additional amenities include a fully functional security system, monument signage, and a flagpole for enhanced visibility. This flexible space is well-suited for a variety of uses, including ghost kitchens, small restaurants, last-mile or small-scale distribution, retail storefronts, or packing and light industrial operations.

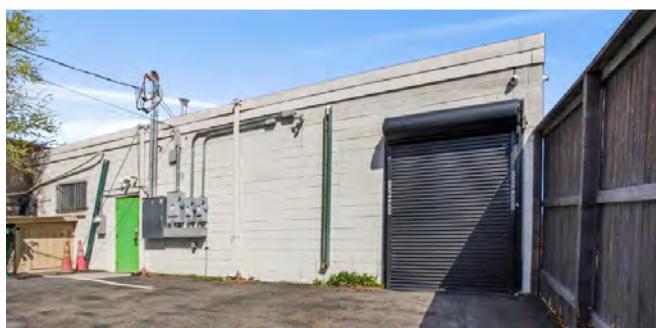
PROPERTY FEATURES

- **Building Size:** 3,456 SF
- **Clear Height:** 12 to 13 Feet
- **Loading:** (1) 7-foot Drive-In Door
- **Power:** 400 Amps @ 240V
- **Water:** Two Filtration Systems
- **Parking:** 4 Spaces in front; 2 spaces in back
- **Zoning:** E-MX-3, UO-1, UO-2
- **Taxes:** \$13,066 (2025)

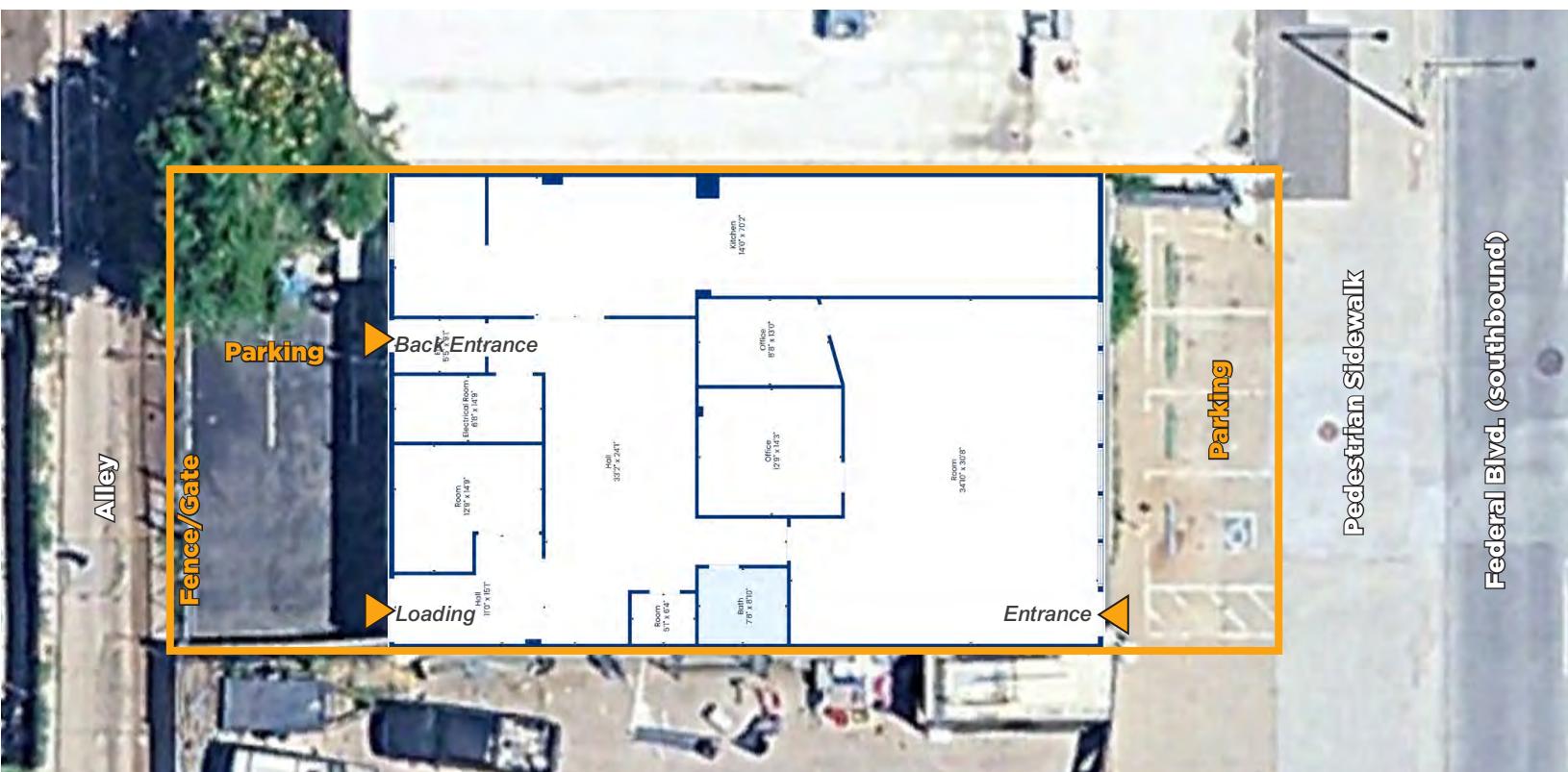
**SALE PRICE
\$1,300,000 (\$376/SF)**

**LEASE RATE
\$20.00/SF NNN**

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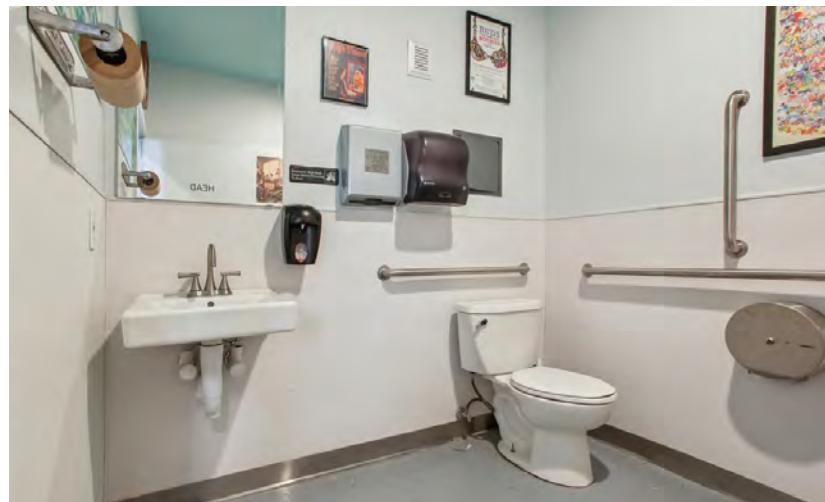


SITE & FLOOR PLAN

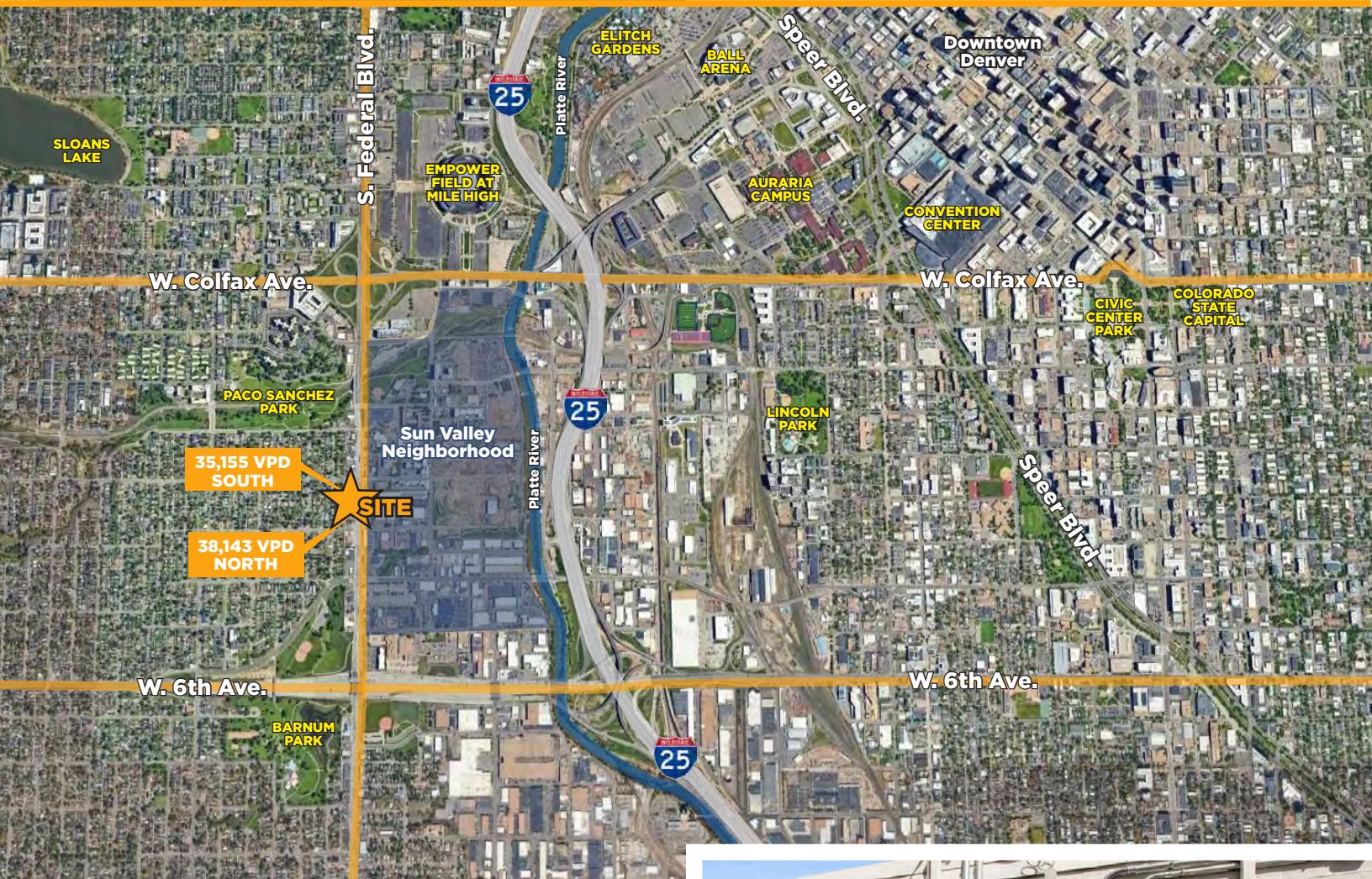


PROPERTY HIGHLIGHTS

- New energy efficient commercial windows and doors as well as a fully functional security system that's in place
- The roof over Suite 120 has been updated with a 20 year warranty (back half is fully sealed in 2022)
- Two water filtration systems (Charcoal and Reverse Osmosis). Updated new water line replaced by the City of Denver 2024
- Xcel energy replaced the transformer and pole servicing the building with 400 Amps (2018). All electrical panels, breakers, cable and conduit replaced in 2019. One main panel with two sub-panels (one for small back room next to loading door and the other to service the front Suite 110)
- Current E-MX-3, UO-1, UO-2 with the opportunity to rezone to C-MX-5 though the West Area Plan







LOCATION

- Prime central location on Federal Boulevard, between Colfax and 6th Avenue
- The location offers excellent connectivity to the upcoming River Mile development, which is expected to drive significant foot traffic and introduce a new base of consumers to the area.



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Denver, CO 80204

CONTACT

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