

DEVELOPMENT OPPORTUNITY – 3.44 ACRES

2100–2120 W 92nd Ave, Federal Heights, CO 80260

FOR SALE



PROPERTY DESCRIPTION

Excellent opportunity for Development, Investment, Owner User. High visible location on busy W. 92nd Ave. between Federal Blvd. & Pecos St. offers high visibility, strong daily traffic counts.

PROPERTY HIGHLIGHTS

- Great retail development location – 3.44 acres
- Zoning: C1 – includes gas, convenience, car wash, banks, restaurants with drive-through, etc.
- Minutes to I-25, Denver International Airport and Denver
- Strong daily traffic counts

OFFERING SUMMARY

Sale Price:	\$1,000,000
Lot Size:	3.44 Acres
Price / SF:	\$7.54

TOM BEVANS

Antonoff & Co. Brokerage, Inc.
CO #FA100001145
303.454.5421
tbevans@antonoff.com

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ANTONOFF
& CO. BROKERAGE INC.

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FOR SALE

Northglenn Marketplace

PetSmart, GoodTimes, Lowe's, Ross Dress for Less, Texas

Federal Plaza

Safeway, Ace Hardware, McDonald's, Chipotle, Ziggys, K, W

2100 - 2120 W. 92nd Ave. 3.44 Acres For Sale

W 92nd Ave

W 90th Ave

W 84th Ave

W 80th Ave

W 76th Ave

W 72nd Ave

W 68th Ave

W 64th Ave

W 60th Ave

W 56th Ave

W 52nd Ave

W 48th Ave

W 44th Ave

W 40th Ave

W 36th Ave

W 32nd Ave

W 28th Ave

W 24th Ave

W 20th Ave

W 16th Ave

W 12th Ave

W 8th Ave

W 4th Ave

W 1st Ave

W 92nd Ave

W 90th Ave

W 88th Ave

W 86th Ave

W 84th Ave

W 82nd Ave

W 80th Ave

W 78th Ave

W 76th Ave

W 74th Ave

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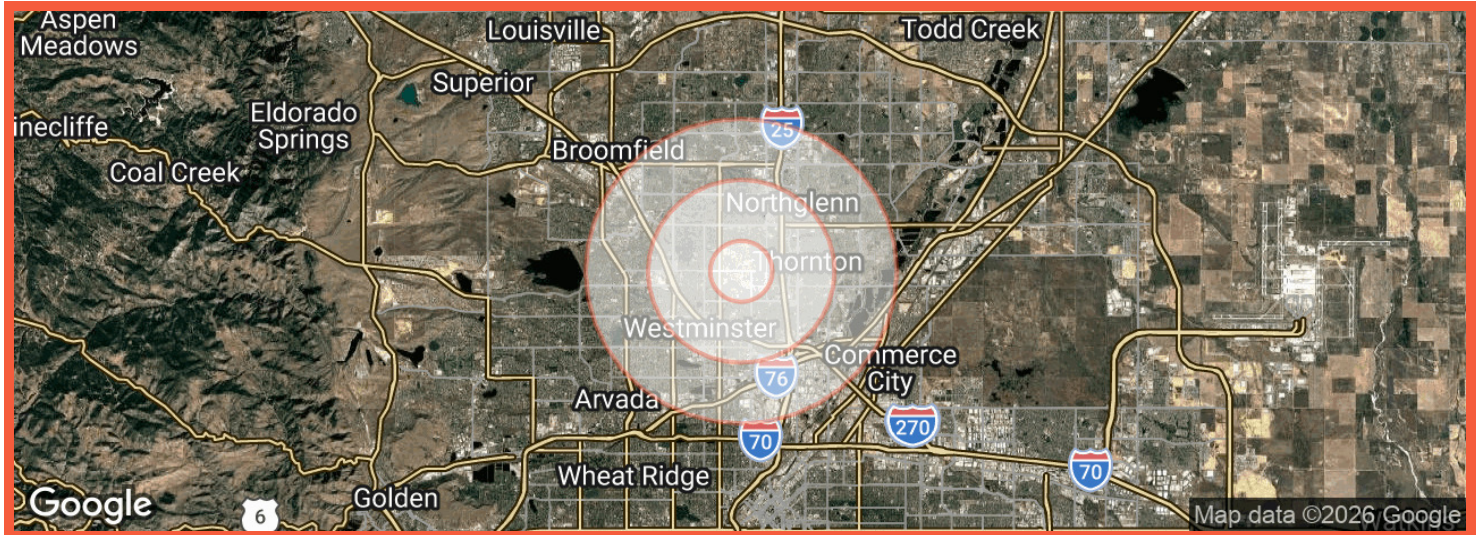
W 32nd Ave

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	1 MILE	3 MILE	5 MILE
2025 Total Population	26,041	162,821	343,308
2025 Average Household Income	\$75,158	\$105,575	\$111,759
Businesses	776	6,380	14,467
Employees	4,237	44,971	126,280

TRAFFIC COUNTS

W. 92nd Ave. W of Pecos St.	27,253/vpd
W. 92nd Ave. E of Holiday Blvd.	22,936/vpd
Pecos St. S of Dresden St.	14,185/vpd

* Demographics provided by CoStar

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