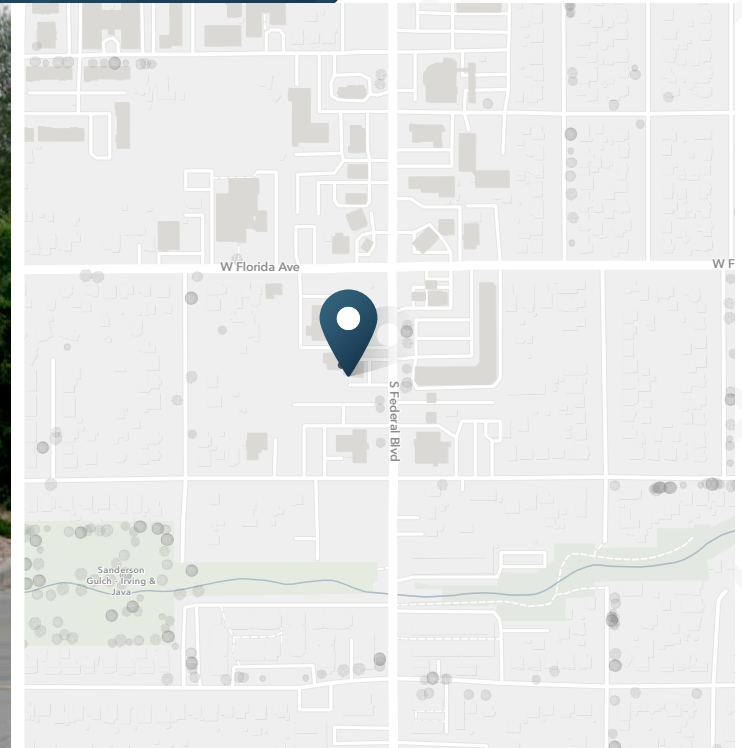


Ground Lease Opportunity on S Federal Blvd

1533 S Federal Blvd | Denver, CO 80219



FOR GROUND LEASE

0.798 AC

Land Size

\$125,000/year

Rate

S-CC-3x

Zoning

Denver / Denver
City/County

120' on Federal
Frontage

ABOUT THE PROPERTY

- Excellent visibility on Federal Blvd
- Great access near fully signalized intersection
- Excellent location for bank / fast food with drive-thru / coffee user
- Adjacent to Walgreens with drive thru that just extended lease for 10 years

TRAFFIC COUNTS

S Federal Blvd: s/o Florida Ave	41,449 VPD
W Florida Ave: w/o Federal Blvd	14,409 VPD
S Federal Blvd: n/o Florida Ave	41,000 VPD
W Florida Ave: e/o Federal Blvd	12,104 VPD

Year: 2017, 2018, 2015 | Source: DRCOG

DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Population	4,269	65,839	110,841
Daytime Population	11,510	65,753	99,517
Avg. Household Income	\$115,064	\$122,234	\$127,021
Estimated Households	1,629	26,418	44,295

Year: 2022 | Source: Esri

CONTACT

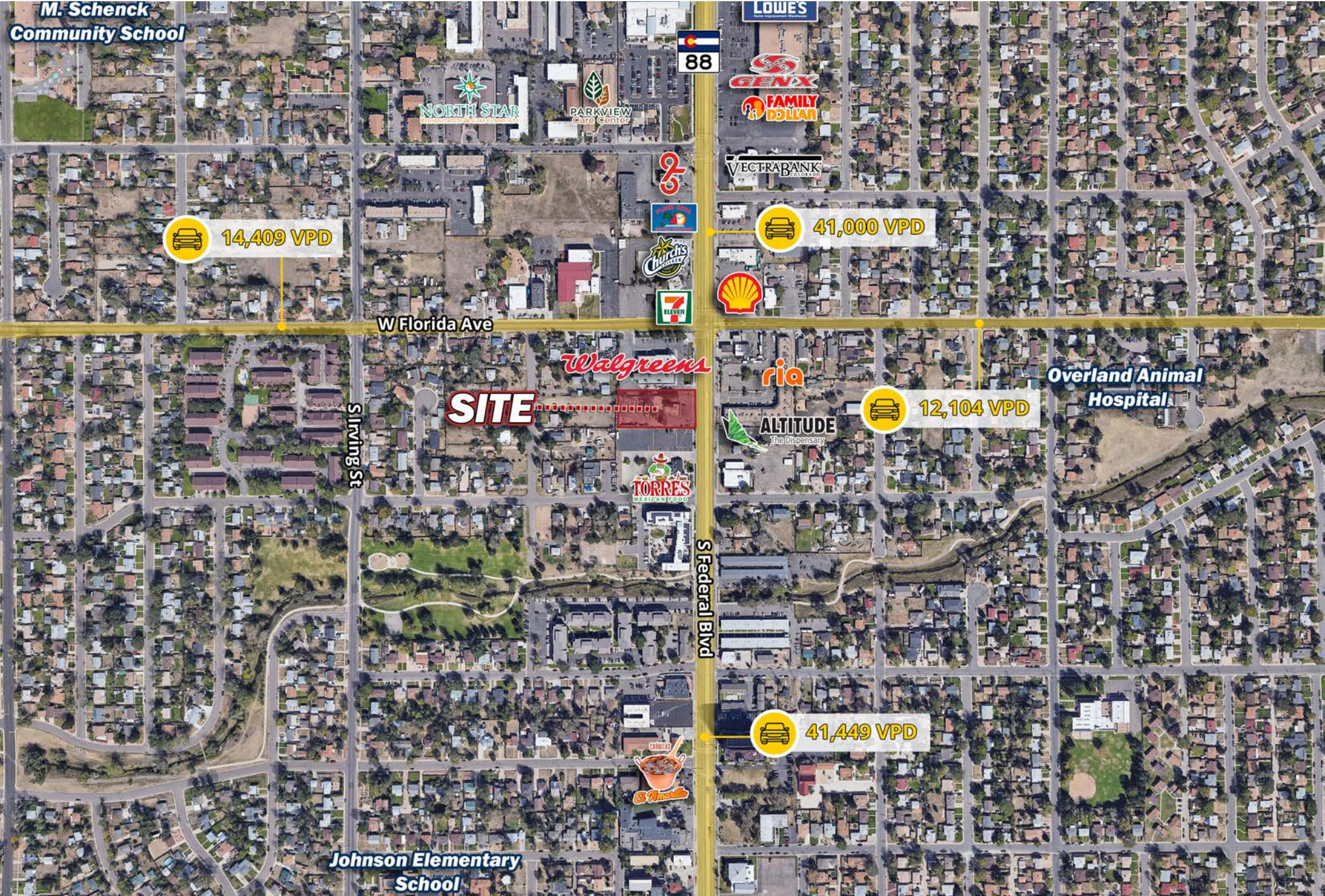
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DEMOGRAPHIC HIGHLIGHTS

Population

	1 Mile	3 Miles	5 Miles
2022 Estimated Population	25,706	170,375	483,868
2027 Projected Population	26,231	175,968	500,510
Projected Annual Growth 2022 to 2027	0.41%	0.65%	0.68%

Daytime Population

	1 Mile	3 Miles	5 Miles
2022 Daytime Population	19,471	161,544	627,291
Workers	5,750	81,327	421,767
Residents	13,721	80,217	205,524

Income

	1 Mile	3 Miles	5 Miles
2022 Est. Average Household Income	\$75,859	\$98,541	\$114,860
2022 Est. Median Household Income	\$57,874	\$68,834	\$76,350

Households & Growth

	1 Mile	3 Miles	5 Miles
2022 Estimated Households	8,451	65,968	224,981
2027 Projected Households	8,609	68,432	233,268
Projected Annual Growth 2022 to 2027	0.37%	0.74%	0.73%

Race & Ethnicity

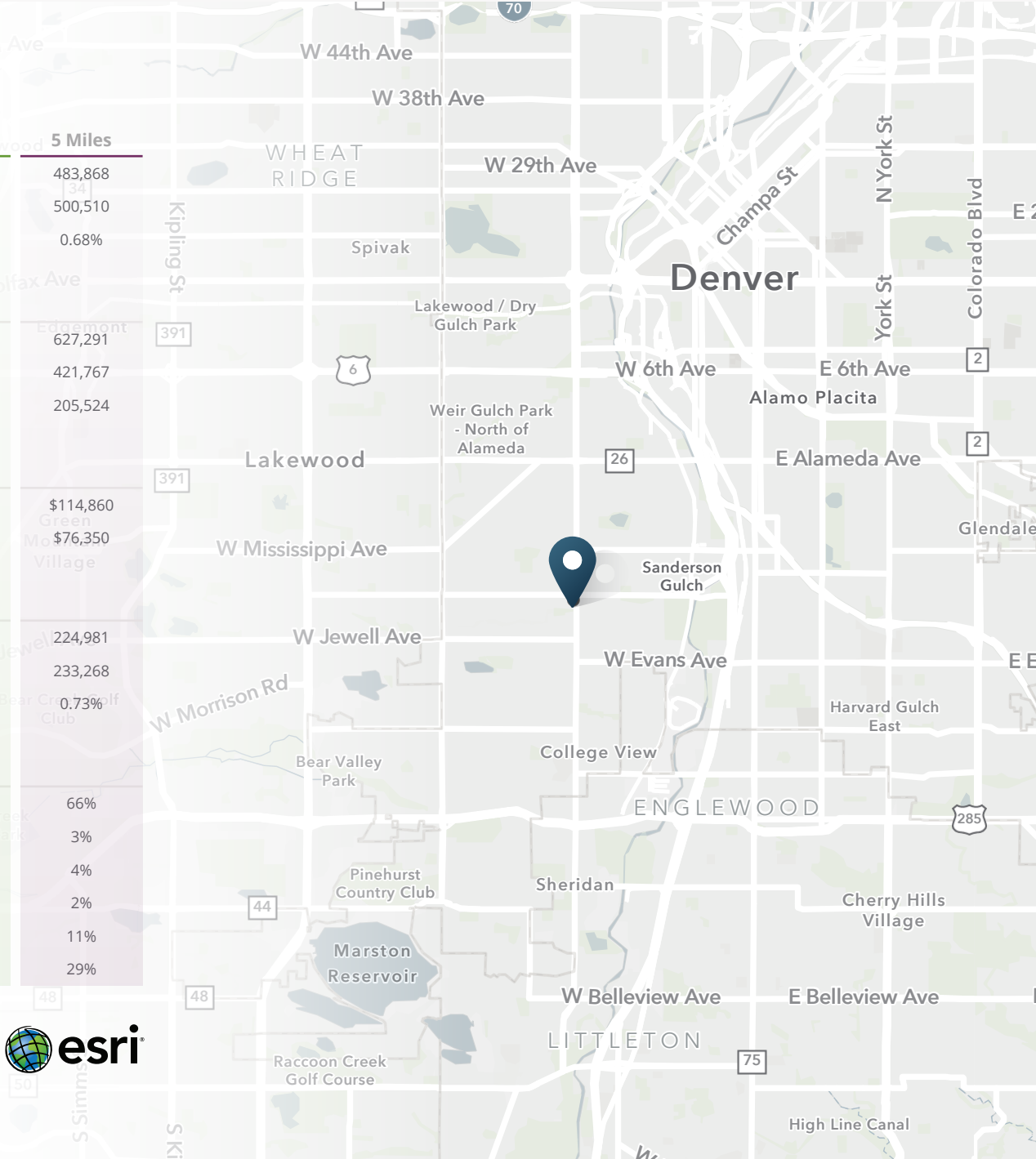
	1 Mile	3 Miles	5 Miles
2022 Est. White	36%	52%	66%
2022 Est. Black or African American	4%	3%	3%
2022 Est. Asian or Pacific Islander	7%	4%	4%
2022 Est. American Indian or Native Alaskan	4%	3%	2%
2022 Est. Other Races	29%	20%	11%
2022 Est. Hispanic	65%	48%	29%



SOURCE



esri





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