

# Kentwood

Commercial



**2426-2428**  
**S FEDERAL BOULEVARD**  
**DENVER, COLORADO**

**OFFERING**  
**MEMORANDUM**

**Karen Landers**  
Senior Commercial Advisor  
303.947.3665  
Karen@KentwoodCommercial.com

**Afshin Sarvestani**  
Broker Associate  
720.394.5665  
AfshinS@Kentwood.com

# PROPERTY DETAILS



<b>SALES PRICE</b>	<del>\$2,750,000</del> 2,275,000.00.
<b>SIZE (TOTAL OF ALL BUILDINGS)</b>	8,184 Square Feet
<b>LAND SIZE</b>	38,884 SF (0.89 AC)
<b>PROPERTY TYPE</b>	<b>Retail/Residential</b>
<b># OF BUILDINGS</b>	<b>3</b>
<b>YEAR BUILT</b>	<b>1956 (Renovated in 2023)</b>
<b>CONSTRUCTION</b>	Masonry
<b>ZONING</b>	B2
<b>SUBMARKET</b>	<b>Southwest Denver</b>
<b>TAXES (EST. 2023)</b>	<b>\$38,688.76</b>
<b>ROOF</b>	<b>Flat</b>
<b>PARKING</b>	<b>Surface Lot</b>

# EXECUTIVE SUMMARY

---

Discover a remarkable real estate opportunity at 2426-2428 S Federal Boulevard, a 0.89-acre site that includes three distinct buildings with outstanding visibility on South Federal Boulevard. This property is ideal for investors, owner/users, or developers seeking future redevelopment potential.

The property features a 6,684-square-foot retail building fronting South Federal Boulevard, divided into two retail units. One unit is currently leased with approximately four years remaining, providing a stable income stream. The other unit, encompassing 2,100 square feet of renovated open space, is available for immediate use or can be leased out for additional revenue. Situated at the rear of the property is a beautifully updated single-family home, offering two bedrooms and one-and-a-half bathrooms. This residence is perfect for an owner/user or can be leased to generate extra income. Additional revenue opportunities abound with approximately 0.45 acres of yard space and storage, as well as a large billboard that can be leased.

Conveniently located on South Federal Boulevard, this property enjoys excellent visibility and a central position near a wide range of amenities. You'll find restaurants, retail establishments, bars, coffee shops, parks, and entertainment options all within easy reach. Its prime location provides seamless access to downtown Denver and major roadways, making it a standout investment in the Denver area.

## PROPERTY HIGHLIGHTS

---

- Spacious 0.89 Acre Site with Amazing Frontage on South Federal Blvd.
- One Retail Tenant in Place (Approx 4 Years Remaining on Lease) with One Completely Renovated Retail Space Available (Approx 2,100 SF) for an Owner/User or Lease for Additional Income.
- 1,500 SF Single-Family Residence (2 Bed/1.5 Bath) Plus Yard Space and Storage Available for an Owner/User or Lease for Additional Income.
- Recent Updates Include: New HVAC, New Furnace, New Hot Water Heater, New Lighting, New Paint, New Bathroom and New Flooring.
- Ample Off-Street Parking on Site.
- Fantastic Visibility with High Traffic Counts.
- Unique Opportunity for an Investor, Owner/User or Redevelopment Opportunity.



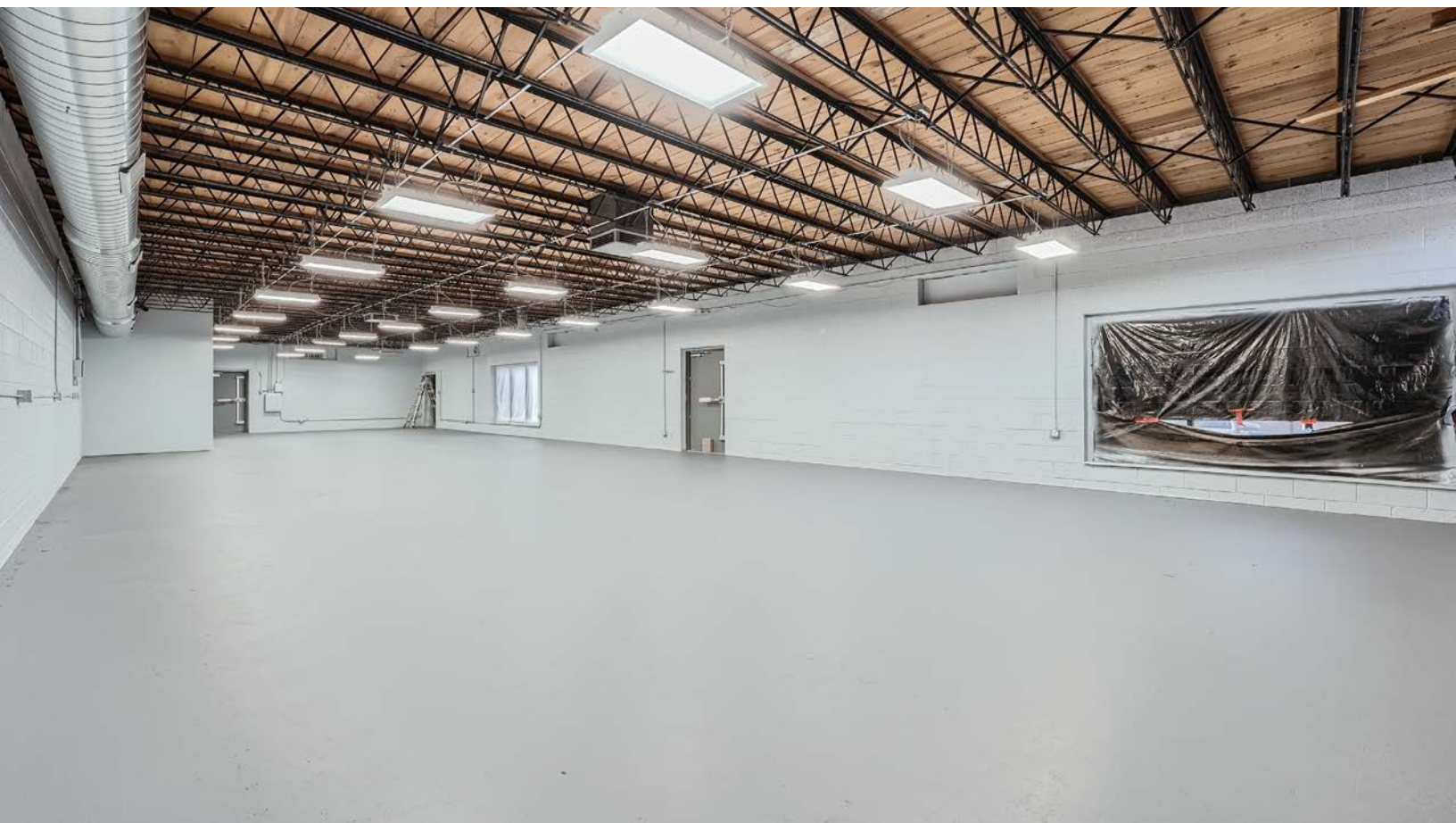
# EXTERIOR PHOTOS



[CLICK HERE FOR PHOTO SLIDESHOW](#)



# INTERIOR PHOTOS



# INTERIOR PHOTOS



# AERIAL PHOTOS



# AREA MAP

## AREA HIGHLIGHTS

### DINING/BARS/COFFEE

Tacos Rápidos  
Ponchos Mexican Restaurant  
Jack in the Box  
Wendy's  
McDonald's  
El Sampa Taqueria Bar  
Burger King  
Wingstop  
Torres Mexican Food  
Pho 95  
Carnitas Estilo Michoacan  
Kutea Boba Milk Tea

### CULTURE/RECREATION

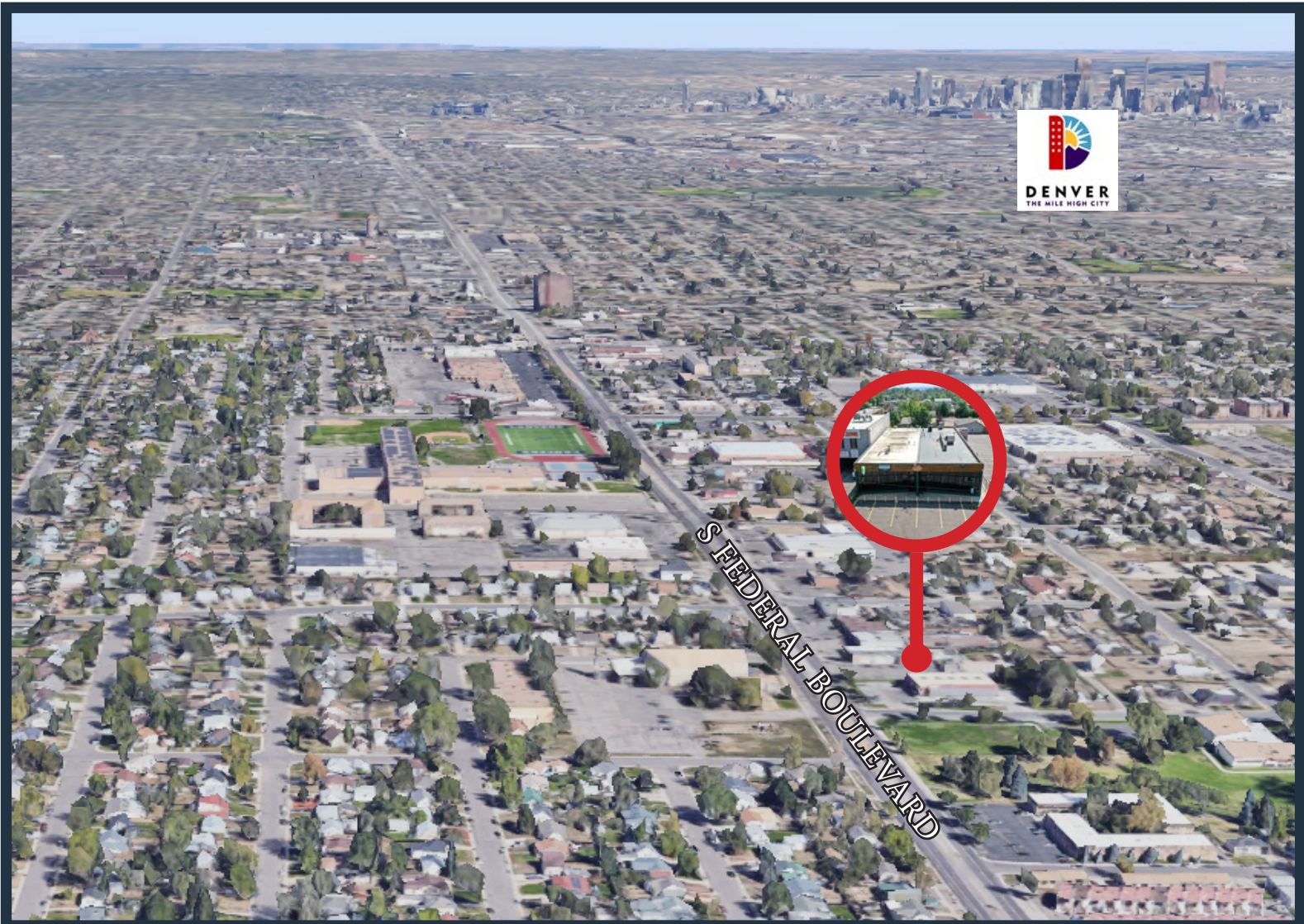
College View Recreation Center  
Crown Lanes & Bowling  
Aqua Golf  
Harvey Park  
Overland Golf Course

### WELLNESS

Iron Warrior Gym  
Crossfit South Denver  
Imperial Combat Arts  
AOB Chinese Massage  
Evans Massage Therapy

### RETAIL/SERVICES

Walmart Supercenter  
King Soopers  
7-Eleven  
Autozone Auto Parts  
O'Reilly Auto Parts  
Jiffy Lube  
Little Buddies Dog Day Care  
Key Bank  
Save A Lot  
Blue Sky Nails & Lash  
Discount Tire  
Vectra Bank





# AREA OVERVIEW

## WALK, TRANSIT & BIKE SCORES

<b>Transit Score</b>	96 'Rider's Paradise'
<b>Walk Score</b>	92 'Walker's Paradise'
<b>Bike Score</b>	86 'Very Bikeable'

## AREA DEMOGRAPHICS

POPULATION (2023)	1 mi	19,122
	2 mi	65,981
	3 mi	148,581
AVG. HOUSEHOLD INCOME (2023)	1 mi	\$78,986
	2 mi	\$80,718
	3 mi	\$92,003
DAYTIME EMPLOYEES	1 mi	6,406
	2 mi	25,925
	3 mi	65,579
DAYTIME BUSINESSES	1 mi	715
	2 mi	2,841
	3 mi	8,426
TOTAL CONSUMER SPENDING	1 mi	\$196,909,869
	2 mi	\$717,142,713
	3 mi	\$1,819,019,842

## DAILY TRAFFIC COUNTS

S FEDERAL / W HILLSIDE N	31,691
S FEDERAL / W HILLSIDE N	26,000

# SOUTHWEST DENVER

The South Federal/Southwest Denver neighborhood is a vibrant and culturally diverse area known for its rich mix of businesses, restaurants, and residential options. This neighborhood boasts a strong sense of community, with many locally-owned shops and eateries offering a variety of international cuisines, reflecting the multicultural makeup of its residents. The area is characterized by its tree-lined streets, well-maintained parks, and a range of housing options, from historic homes to modern apartments, making it attractive to families, young professionals, and retirees alike. Proximity to downtown Denver provides residents with convenient access to the city's amenities while maintaining a more relaxed, suburban feel. Community events and local festivals further enhance the neighborhood's appeal, fostering a welcoming and inclusive atmosphere for all who live there.





## Disclosure

Listing Broker and Seller make no representation or warranties as to the accuracy of any information provided with this data - including, but not limited to: square footage, bathrooms, lot size, owner's association (OA) information, parking, taxes or any other data that is provided for informational purposes only. Buyer and/or Buyer's Broker to verify all information. OA fees must be verified with the OA and are subject to change All properties are subject to prior sale, change or withdrawal. Neither listing broker(s) , Property Owner(s) nor Kentwood Real Estate/Kentwood Commercial shall be responsible for any typographical errors, misinformation, misprints and shall be held totally harmless.

This Offering Memorandum is not intended to provide a completely accurate summary of the Property. All financial projections are believed to be accurate but may be subject to variation depending on but not limited to the market. Additional information and an opportunity to inspect the Property will be made available to interested and qualified prospective purchasers. Kentwood Real Estate and Property Owner has not made or will make any representations or warranties, expressed or implied, as to the accuracy or completeness of the Offering Memorandum and no legal commitment or obligation shall arise by reason of the Offering Memorandum. Analysis and verification of the information contained in the Offering Memorandum is solely the responsibility of any interested parties.

Kentwood Real Estate/Kentwood Commercial and Property Owner reserve the right, at their own sole discretion, to reject any or all expressions of interest or offers to purchase the Property and/or terminate discussions with any entity at any time with or without notice at any time. The Owner shall have no legal commitment or obligations to any entity reviewing the Offering Memorandum or making an offer to purchase the Property unless and until said contract is approved by the Owner and mutually-executed by all parties to the contract, and any conditions to the Owner obligations thereunder have been satisfied or waived. contract is approved by the Owner and mutually-executed by all parties to the contract, and any conditions to the Owner obligations thereunder have been satisfied or waived.



# Kentwood

Commercial

**Karen Landers**  
Senior Commercial Advisor

Kentwood Commercial  
215 Saint Paul Street, Ste 200  
Denver, Colorado 80206

303.947.3665  
Karen@KentwoodCommercial.com

**Afshin Sarvestani**  
Broker Associate

Kentwood Real Estate  
215 Saint Paul Street, Ste 200  
Denver, Colorado 80206

720.394.5665  
AfshinS@Kentwood.com

