

FOR SALE
\$1,195,000



RETAIL STOREFRONT

1077-1079 S FEDERAL BLVD

Denver, CO 80219



BUILDING SF

2,900 SF



LOT SIZE

5,871 SF



YEAR BUILT

1957

PROPERTY HIGHLIGHTS

- Prime opportunity to purchase retail storefront on Federal
- Dense infill location with great signage and tons of exposure
- Busy shopping center with access via lighted intersection
- Very walkable (82) walk score, access to public transportation



PARKING

SURFACE



ZONING

E-MX-3



PROPERTY TAXES

\$17,479

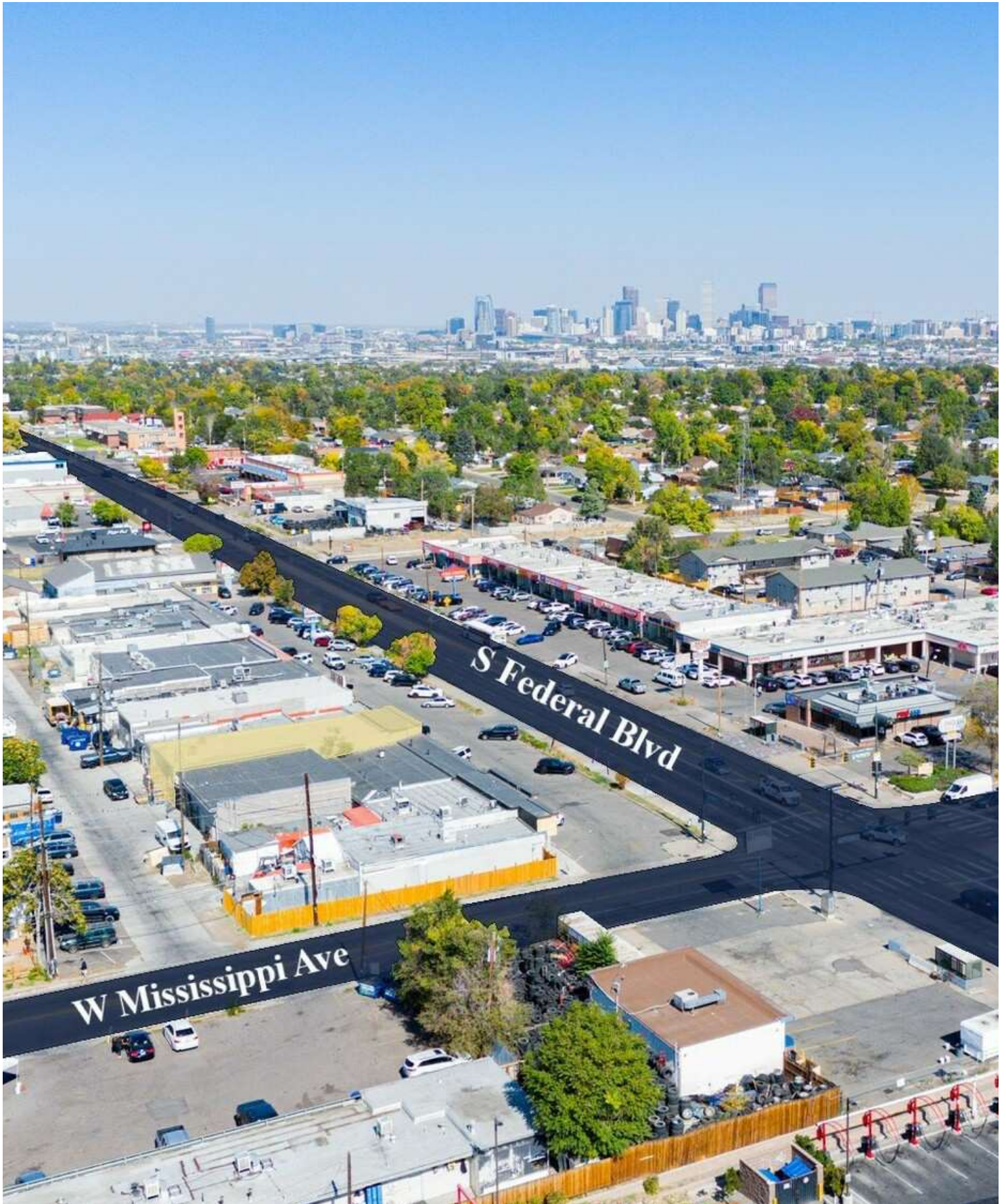
PROPERTY DESCRIPTION

2,900 SF retail property with approximately 40' of frontage on busy Federal Blvd. Currently demised into two (2) units. Unit 1077 has an open layout and was most recently occupied by a Jewelry Store. Unit 1079 is built-out as a Massage Parlor and includes washer/dryer hookups and a shower. The units must be sold together and are perfect for any number of retailers looking to get exposure in a highly trafficked shopping center in West Denver.

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AERIAL MAP



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RETAILER MAP



Map data ©2024 Google

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DEMOGRAPHICS



DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Population	27,705	191,220	538,104
Average Household Income	\$72,393	\$103,565	\$120,829
Households	9,086	78,658	252,940

TRAFFIC COUNTS

	CROSS STREET	TRAFFIC	YEAR
S. Federal Blvd.	W. Mississippi Ave.	37,471	2022
S. Federal Blvd.	W. Tennessee Ave.	32,242	2022
S. Federal Blvd.	W. Arizona Ave.	42,031	2022

BRANDON GOUKER

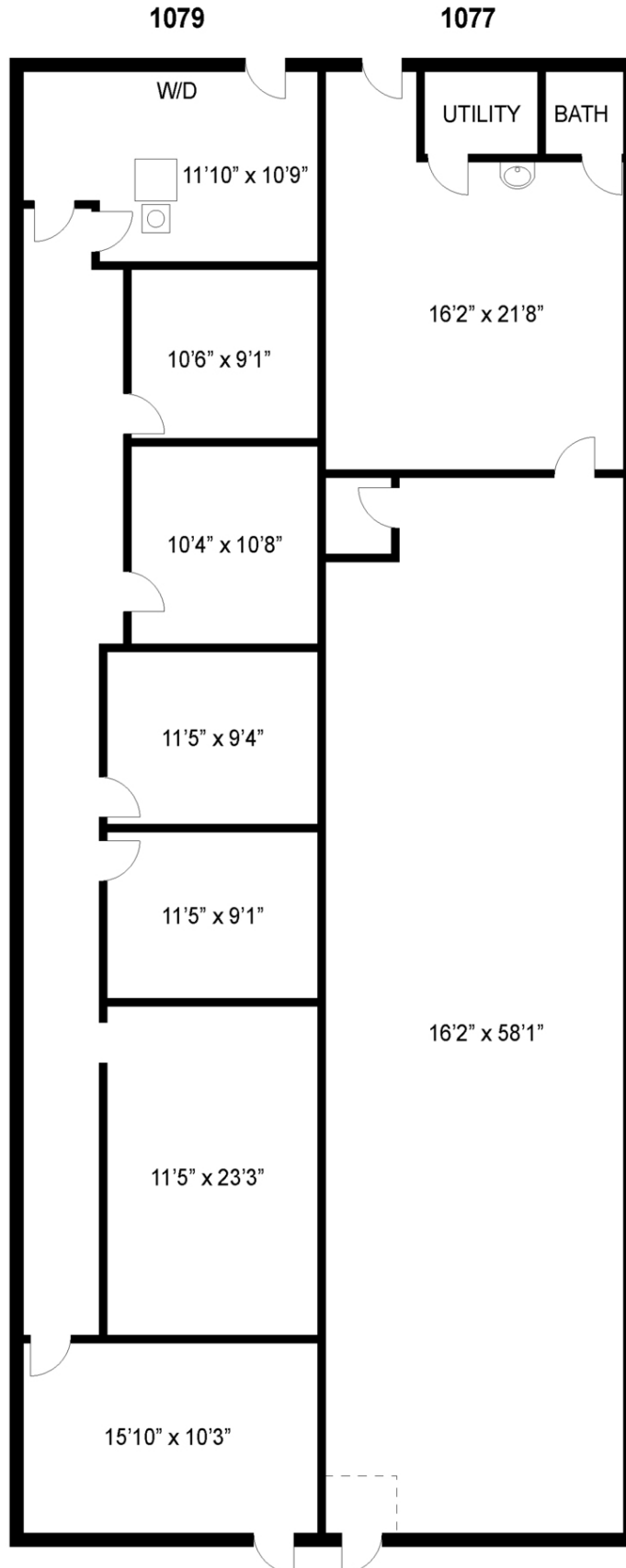
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FLOOR PLAN



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