

Spaces Now Available for Lease | at Federal Plaza

In Federal Plaza Shopping Center | 10250 - 10350 North Federal Blvd., Federal Heights, Colorado 80260



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Retail Spaces Available

SF AVAILABILITY | 2,790 sf & 1,413 sf
RATES | \$15-\$25 psf + NNN

Traffic Counts (2019)

On West 104th Ave at N Federal Blvd (2018) **31,631 VPD**
 On N Federal Blvd at W 104th Ave (2018) **33,160 VPD**

Area Demographics (2019)

	1-Mile	3-Miles	5-Miles
Estimated Population	19,490	138,281	377,167
Average HH Income	\$99,621	\$83,102	\$85,218

Source: CoStarPropertyDemographics & DataMetrix 10/05/2019

Federal Plaza Shopping Center is a sprawling Safeway-anchored prime retail center off N Federal Blvd and W 104th Ave within the Federal Heights community. This center boasts an enormous area for off-street parking for both employees and shoppers alike.

With its remarkably extremely high-density daily traffic count on both Federal Blvd and 104th Avenue, higher than average household income, an ever growing population demographic, this opportunity is well-worth your time to review.

Please give one of our seasoned brokers a call to see if you'd like to join our **national tenants** at Federal Plaza such as **Safeway, Walgreen's, Wells Fargo, Firestone, Chipotle, Burger King, Dairy King, Chick-fil-A**, and a most popular national addition to the center, **Domino's Pizza**, to name a few.



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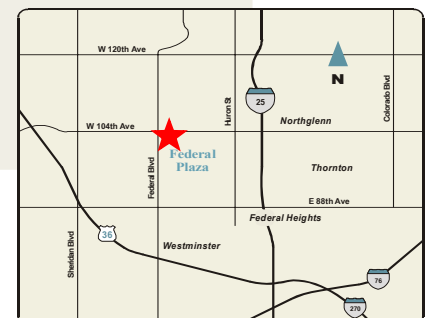
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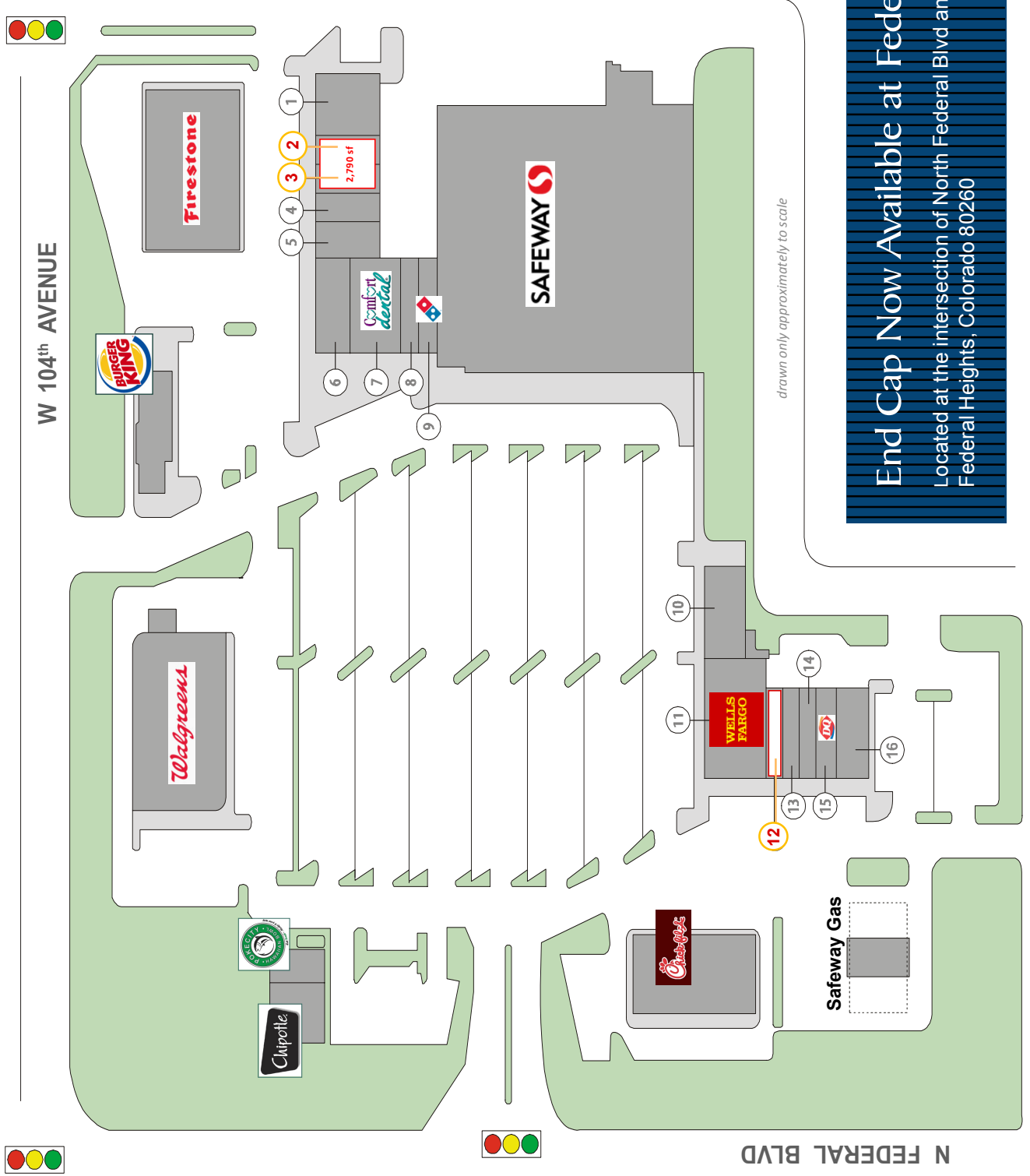
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 FDPLZ - 011724

- ▲ Competitive rates
- ▲ Well-established retail center
- ▲ High density daily traffic
- ▲ Ample off-street parking

- ▲ Join the six plus National tenants here
- ▲ Strong population demographics
- ▲ Easy access to Federal Blvd
- ▲ Traffic control light at Federal Blvd

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Tenant Space | Availability

- 1 Federal Plaza Liquors
- 2 **AVAILABLE** 2,790 sf
- 3 2,790 sf
- 4 Cost Cutters
- 5 Edge Tech Optix
- 6 Sushi Yumi
- 7 Comfort Dental
- 8 Camelot Cleaners
- 9 Domino's Pizza
- 10 Pho 88
- 11 Wells Fargo
- 12 **AVAILABLE** 1,413 sf
- 13 Elite Nails
- 14 Mediterranean Restaurant
- 15 Dairy Queen
- 16 Cigarettes & Gifts

End Cap Now Available at Federal Plaza
 Located at the intersection of North Federal Blvd and West 104th Ave,
 Federal Heights, Colorado 80260