

FOR SALE

2,374 SF

Fully Leased Strip Center

**NAI** Shames Makovsky



1085-1091 S. Federal Blvd.  
Denver, CO 80205

### Property Information

- Fully-leased three tenant strip center on major Denver corridor
- Evergreen tenant mix with above-market escalation schedule
- Please inquire for rent roll

**Sale Price : \$1,195,000**

**Cap Rate: 7.6%**

**Joey Gargotto**  
SENIOR ADVISOR

303 842 5767

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#### Tenant Mix

Florist/party supply store 1,032 SF

Cell phone store 671 SF

Barber shop 671 SF

#### Property Info

SF - Building 2,374 SF

SF - Land 5,974 SF

Zoning E-MX-3

Taxes \$11,277

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**DEMOGRAPHICS**

	<b>1 MI</b>	<b>3 MI</b>	<b>5 MI</b>
2024 POPULATION	<b>26,499</b>	<b>175,216</b>	<b>501,089</b>
2029 PROJECTION	<b>26,405</b>	<b>175,755</b>	<b>505,365</b>
ANNUAL GROWTH 2020-24	<b>-0.1%</b>	<b>0.1%</b>	<b>0.2%</b>
AVG. HH INCOME	<b>\$67,145</b>	<b>\$95,024</b>	<b>\$107,502</b>
MEDIAN HH INCOME	<b>\$53,161</b>	<b>\$70,906</b>	<b>\$79,136</b>

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