

# ARIA RETAIL FOR SALE

5202 Federal Blvd Denver, CO

## **STRONG TENANT PROFILE**

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The Aria Retail Center features a well-balanced mix of national and neighborhood tenants, anchored by Starbucks and Bank of America. Additional tenants include Aspen Nails & Lash and Safari Smiles Pediatric Dentistry, creating steady daily traffic and serving both local residents and nearby medical and educational communities. The result is a strong, stable, and community-focused retail environment.

## **EVOLVING SUB-MARKET**

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The property is located in a strong, rapidly evolving submarket. Anchored by the Aria Denver Master Plan and Regis University, the center sits along the North Federal corridor, an area undergoing significant redevelopment and growth. This transformation continues to attract new residents, businesses, and investment, positioning the property for long-term upside.

## **NNN LEASE INVESTMENT**

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The Aria Retail Center offers a strong, stable income stream with long-term NNN leases and built-in annual rent increases. With minimal operating costs and dependable cash flow, this property provides an attractive, low-maintenance investment opportunity in one of Denver's fastest-evolving corridors along North Federal Boulevard.

