

# 8410

UMATILLA STREET  
FEDERAL HEIGHTS, CO

**8,325 SF  
AVAILABLE**

**OFFICE FOR SALE/LEASE**  
LEASE RATE: \$10-12/SF NNN  
SALE PRICE: \$1,400,000

**FORMER DRIVE-THRU BANK**



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# PROPERTY SUMMARY



## LOCATION

Address: 8410 Umatilla Street,  
Federal Heights, CO 80260

County: Adams

Cross Streets: W 84th Ave and Pecos.

## PROPERTY

Sale Price: \$1,400,000

Lease Rate: \$10-\$12/SF NNN

Estimated NNN: \$7.20/SF

Square Footage: 8,325

Land Area: 44,867 SF / 1.03 AC

Zoning: C-1 (Commerical District)

Property Type: Office /Retail

Number of Stories: Two (2)

Taxes (2019) \$24,222.56

Year of Construction: 1982

Notes: Fully Renovated, 2nd Floor Office,  
Located w/in Enterprise Zone

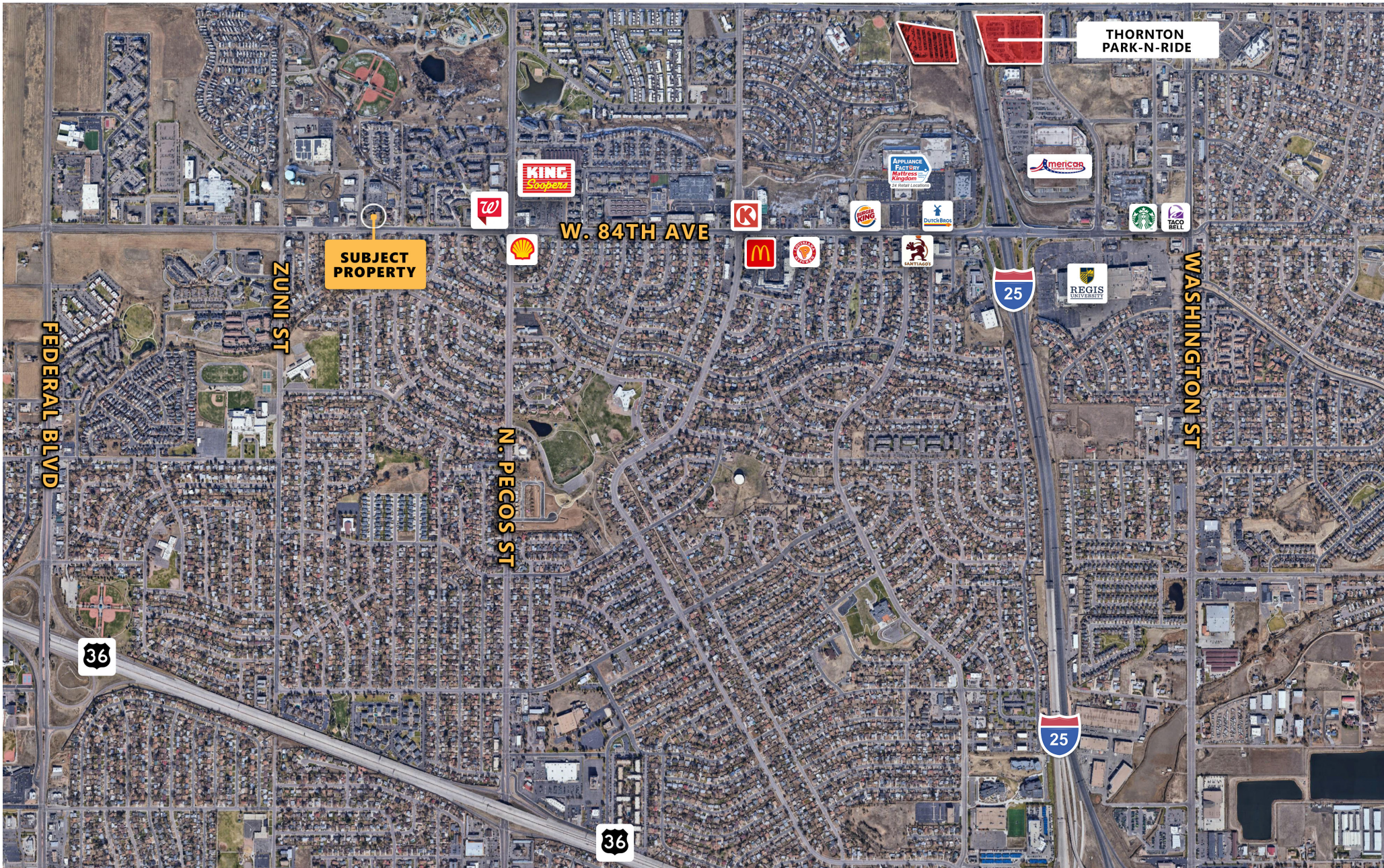
# ADDITIONAL PHOTOS

**1ST FLOOR - UNRENOVATED**



**2ND FLOOR - RENOVATED**





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