

# 200-280

# FEDERAL BLVD

DENVER, CO 80219

SALE PRICE  
**\$3,200,000**



**SAM LEGER**

CHIEF EXECUTIVE OFFICER

303.512.1159

sleger@uniqueprop.com

**GRAHAM TROTTER**

SENIOR BROKER ASSOCIATE

303.512.1197 x226

gtrotter@uniqueprop.com

 **UNIQUE**  
PROPERTIES

 TCN  
REAL ESTATE SERVICES

400 S. Broadway | Denver, CO 80209  
www.uniqueprop.com | 303.321.5888



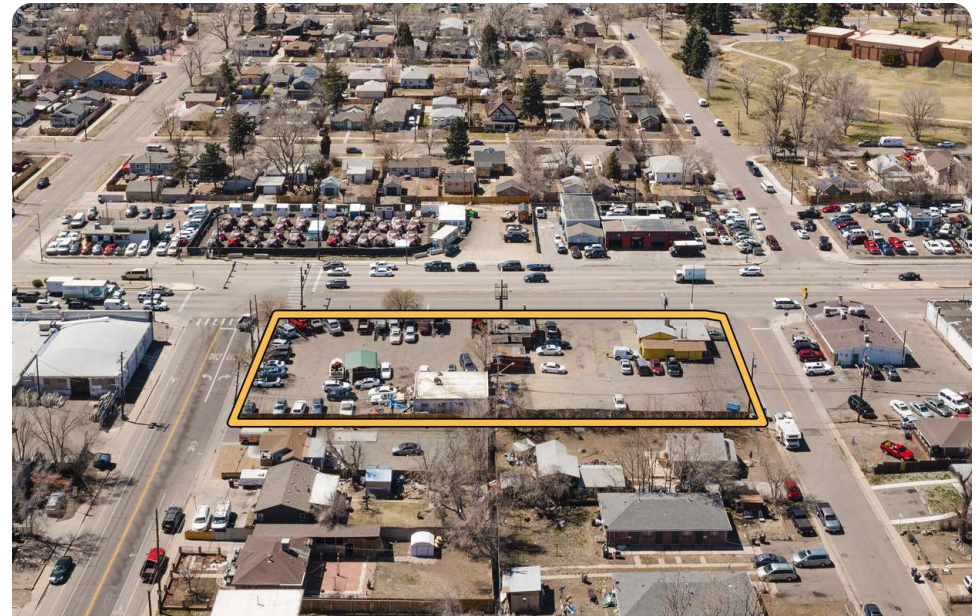
# PROPERTY HIGHLIGHTS

Sale Price	\$3,200,000
Location	Federal Blvd & 2nd
County	Denver
Total Building Size	3,428 SF
Lot Size	33,744 SF (0.77 AC)
200 Federal	10,344 SF (Land)
230 Federal	1,200 SF (Bldg) 6,500 SF (Land)
250-280 Federal	2,228 SF (Bldg) 16,900 SF (Land)
Total Taxes	\$32,261 (2021)
Current NOI	\$106,850
Zoning	E-MX-3

## PROPERTY DESCRIPTION

Unique Properties, Inc. is pleased to present the outstanding opportunity to acquire the fee simple interest in Denver's Federal Blvd Land Sale opportunity. The Site offers 0.77 Acres of land along the re-developing Federal Blvd, South of the Sun Valley Redevelopment with easy access to downtown Denver, the Rocky mountains and Denver International Airport. With E-MX-3 zoning, this site allows for a wide array of uses and flexibility.

- Over 1,123 new mixed-use units under construction within a mile radius.
- Located between W. Alameda and W. 6th Avenue, this site sees 43,608 VPD
- Denver Zoning and Development: E-MX-3  
[Click Here to View Use Table & Design Standards](#)





# SITE AERIAL





# TENANT BREAKDOWN



## RENT ROLL

BUILDING	TENANT	SQ FT	LEASE EXPIRATION	BASE RENT	ANNUAL INCOME
200-230	Car Sales & Repair	±1,200 SF	M-T-M	\$3,750	\$45,000
250	New China Kitchen	±1,500 SF	M-T-M	\$2,500	\$30,000
280	Latino's Auto Glass	±728 SF	M-T-M	\$2,500	\$30,000
-	OutFront (Billboard)	-	March 31, 2027	\$154.17	\$1,850
<b>TOTALS</b>				<b>\$8,904.17</b>	<b>\$106,850</b>



# AERIAL MAP





# DEVELOPMENT OVERVIEW





# DEMOGRAPHICS & LOCATION MAP

## DEMOGRAPHICS

POPULATION	1 MILE	2 MILES	3 MILES
Total Population	20,012	97,057	251,833
Average Age	31.7	33.3	35.6

HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
Total Households	5,897	34,436	116,236
# of Persons per HH	3.3	2.7	2.1
Average HH Income	\$61,835	\$75,411	\$94,473
Average House Value	\$321,564	\$356,962	\$425,997





# WHY DENVER?

## Growth & Talent

- #1 Economy in the nation for 3 straight years.
- Denver ranks #3 Top Moving Destination and Colorado ranks #5 in states where people are moving to. (2020, Penske + Uhaul)
- Denver is currently growing at **1.48%** annually and its population has increased by **24.82%** (2021) since the 2010 census.
- Denver ranks #12 for tech talent across North America. The number of tech workers has grown **31.1%** since 2015.
- Denver's millennial population, aged 22 to 36, has grown **20.1%** since 2014 making it the #3 most concentrated market of millennials in the country.
- Denver's average salary is \$107,481 which ranks #9 for cities across North America.

# #1

Best State  
Economy  
U.S. News

# #2

Best Place  
to Live  
U.S. News

# #3

Fastest Growing  
State This Decade  
U.S. Census

## A BURGEONING BUSINESS HUB



AEROSPACE & DEFENSE



ENERGY



LIFE SCIENCE



Finance



EDUCATION



FOOD & BEVERAGE



BIOSCIENCE



TECHNOLOGY & TELECOM



GOVERNMENT





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