

947

FEDERAL BLVD

DENVER, CO 80204

\$1,450,000

SALE PRICE



INDUSTRIAL LIVE/WORK OPPORTUNITY  
FOR SALE



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 **UNIQUE**  
PROPERTIES

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# PROPERTY HIGHLIGHTS

Address	947 Federal Blvd Denver, CO 80204
Property Type	Industrial Live/Work Opportunity
Property Subtype	Manufacturing
Building Size	5,139 SF
Lot Size	12,500 SF
Parking	Onsite In back and adjacent lot
Zoning	E-MX-3

## PROPERTY DESCRIPTION

Located on Federal Boulevard in Denver, this live/work warehouse offers flexible open floor plan space suitable for a wide range of creative, light industrial, or small business uses with an integrated residential component.

The ground level features polished concrete floors, high ceilings, exposed beams, and roll-up garage door access — practical for equipment, deliveries, or client-facing work. Electrical capacity supports studio and workshop demands. On-site parking is available.

The residential quarters are located within the same footprint, allowing owners or tenants to live on-site without sacrificing functional workspace.



- Open-Concept Floor Plan With Flexible Live/Work Zoning
- Adjacent Lot Next Door
- Polished Concrete Flooring Throughout
- Roll-Up Garage Door Access — Ideal For Large Equipment, Deliveries, Or Showroom Flow
- Dedicated Fenced In Parking On Site
- Robust Electrical Capacity To Support Studio And Workshop Needs Engineered Music Studio

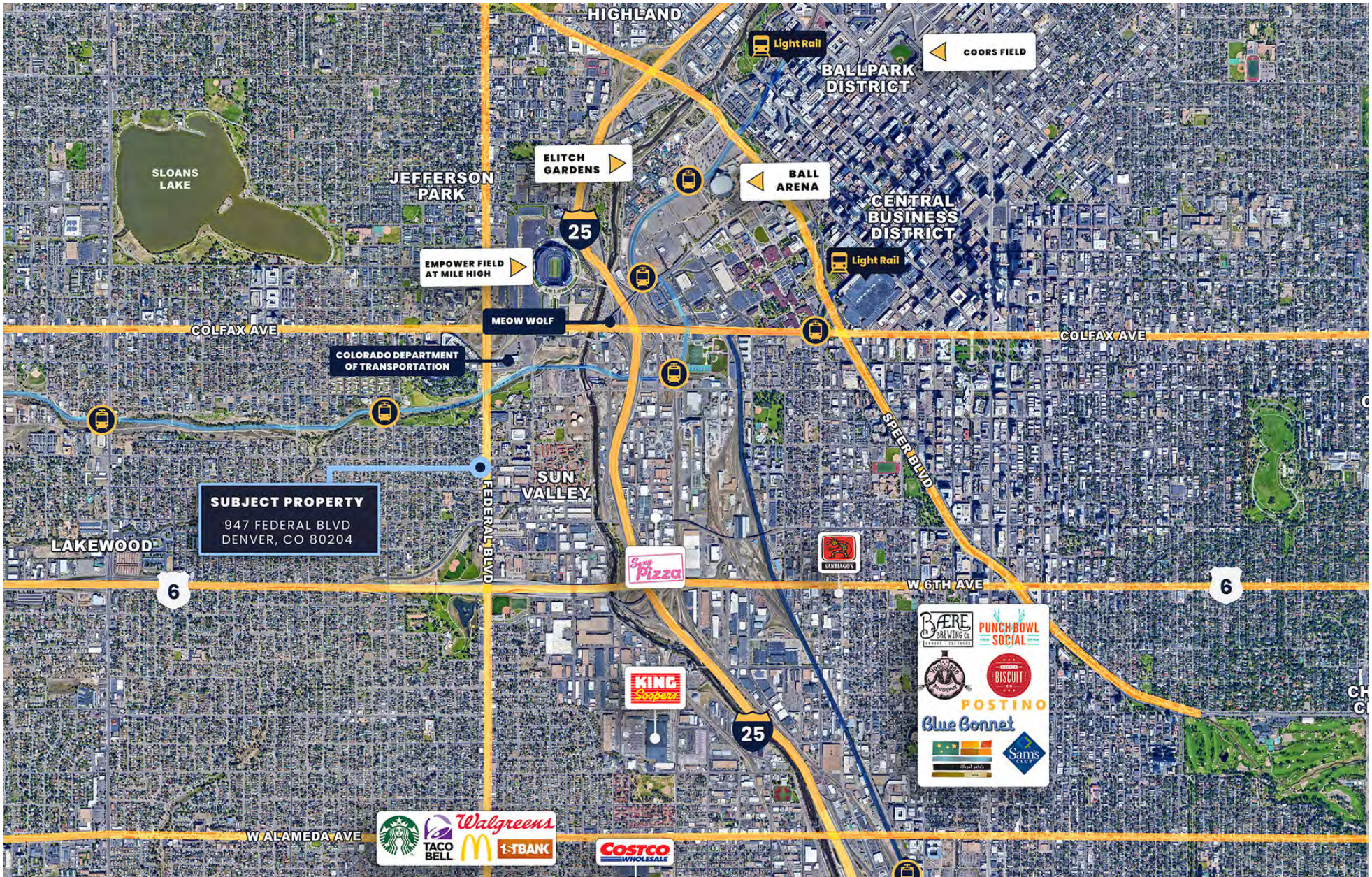
# ADDITIONAL PHOTOS



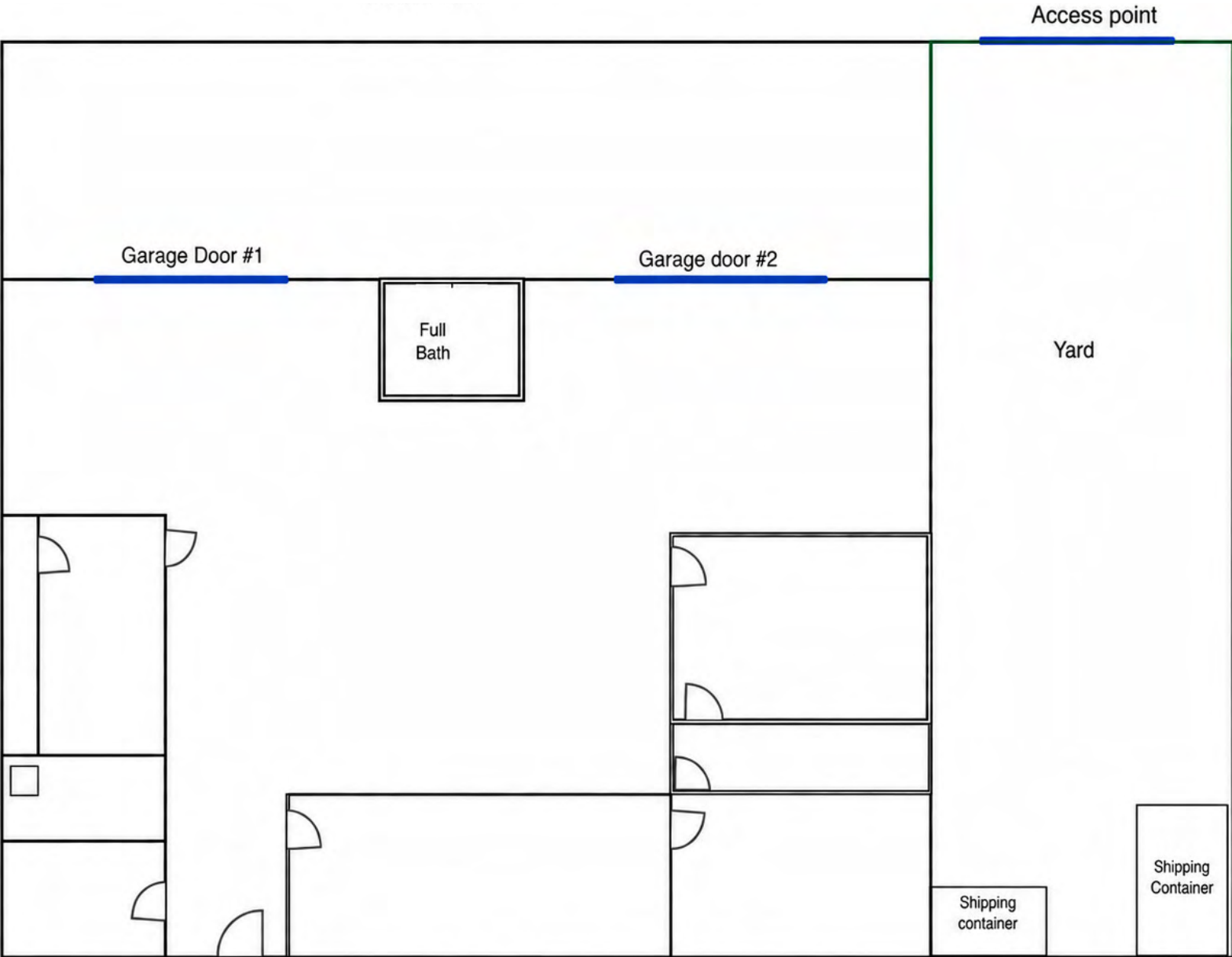
# SITE AERIAL



# RETAILER MAP



# GROUND LEVEL



# MEZZANINE LEVEL



# 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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