

Downtown Denver

SALE / LEASE

Live/Work Opportunity

745 FEDERAL BLVD.

Denver, CO 80204

PRESENTED BY:

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FEDERAL BLVD 36,652 AADT

SUBJECT PROPERTY

745 Federal Blvd

NEW OWNERSHIP

PRICE REDUCTION

SVN
DENVER COMMERCIAL

EXECUTIVE SUMMARY



SALE PRICE	\$975,000
LEASE RATE	\$18.00 - 20.00 SF/YR

OFFERING SUMMARY

BUILDING SIZE:	4,174 SF
AVAILABLE SF:	1,391 - 4,174 SF
LOT SIZE:	0.22 Acres
NUMBER OF UNITS:	1

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PROPERTY OVERVIEW

Discover a prime owner/user or redevelopment opportunity at 745 Federal Blvd., where you can easily reach Downtown Denver in minutes or head towards the mountains. This property, once a home built in 1934, is ideally located near 6th Ave, offering a fully built-out loft on the top floor and a basement space perfect for live/work situation for an owner/user. Additionally, it can be used a commercial kitchen, office and/or retail space. Moreover, this property is ripe for redevelopment. Meticulously updated by the owner, this property has a rear parking lot and is situated in an Enterprise Zone and HUB Zone. This superbly located property offers an outstanding opportunity for owner/users or investors seeking a distinctive, multi-faceted space in a prime Denver location.

PROPERTY HIGHLIGHTS



- Zoned U-MX-3 for versatile adaptive reuse/redevelopment opportunities
- City Development Plans permit rezoning to E-MX-8 (eight stories)
- Enterprise Zone | HUB Zone
- Located almost immediately next to 6th Avenue and near Mile High Stadium
- Minutes from Downtown Denver
- Can be used as a commercial kitchen, live/work, office, retail, & flex or just multifamily

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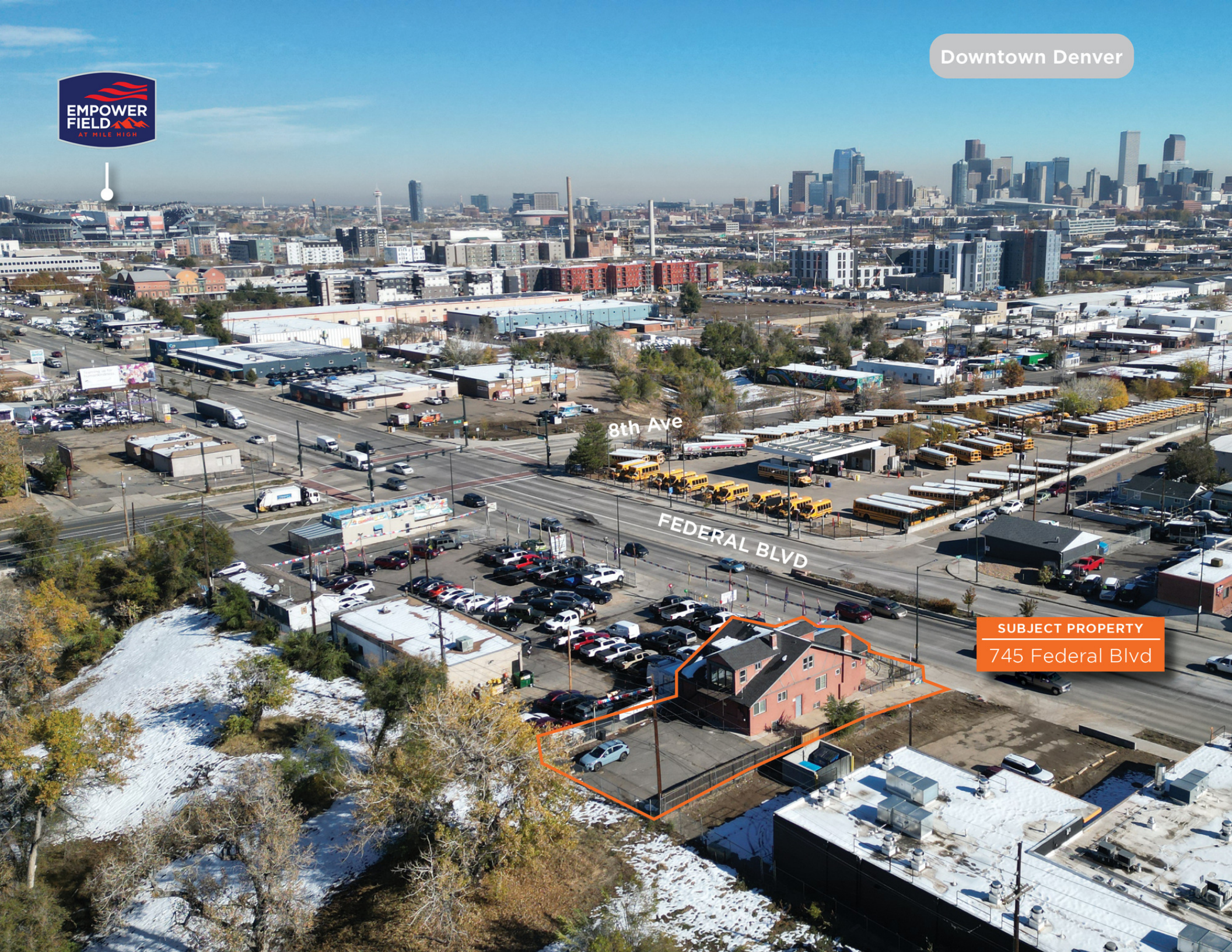


Downtown Denver

8th Ave

FEDERAL BLVD

SUBJECT PROPERTY
745 Federal Blvd



MAIN LEVEL OFFICE/COMMERCIAL KITCHEN/RETAIL 2BD/2BA APARTMENT

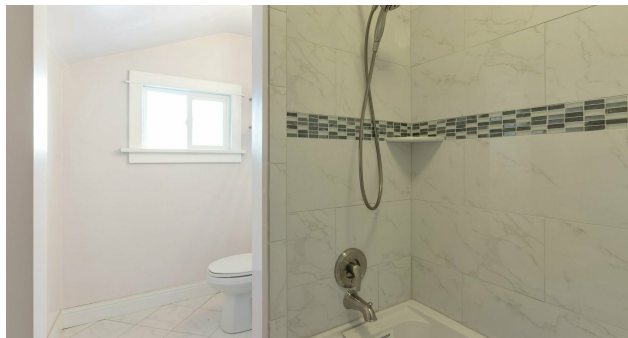
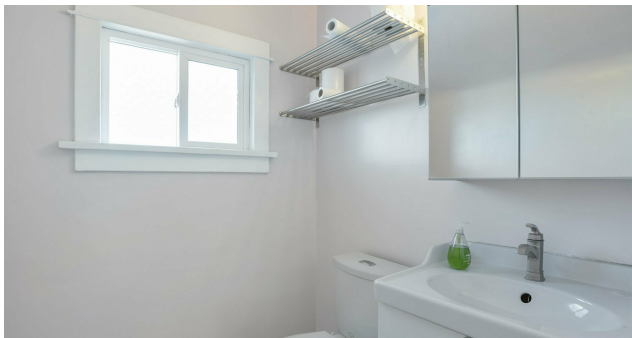
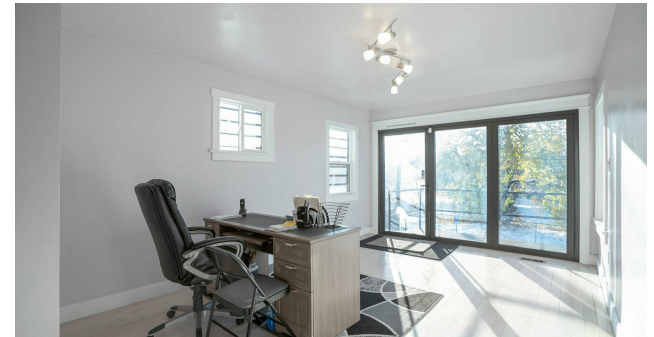
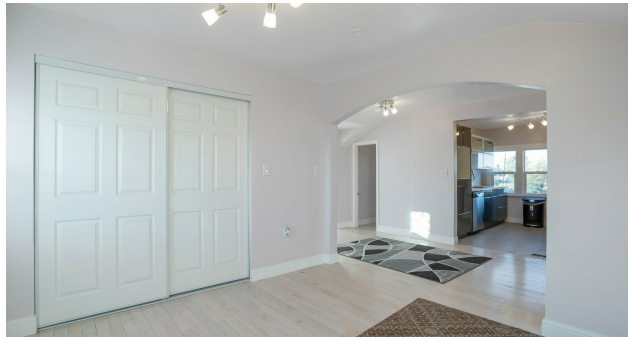
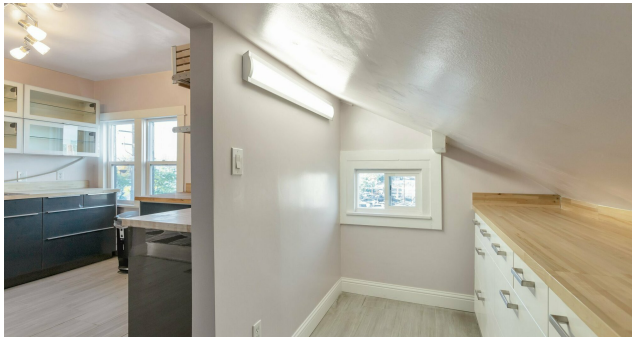


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TOP FLOOR LOFT/OFFICE 1BD/1BA/KITCHEN



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BASEMENT OFFICE/APARTMENT 2BD/2BA KITCHEN



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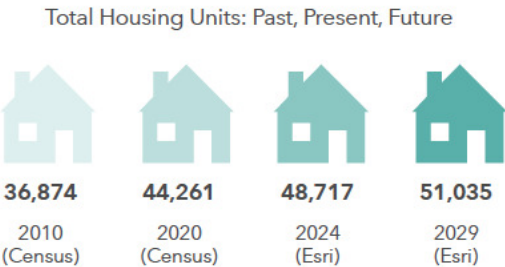
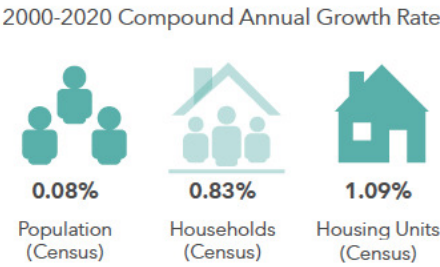
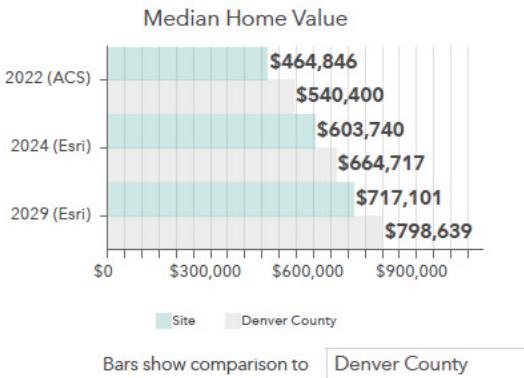
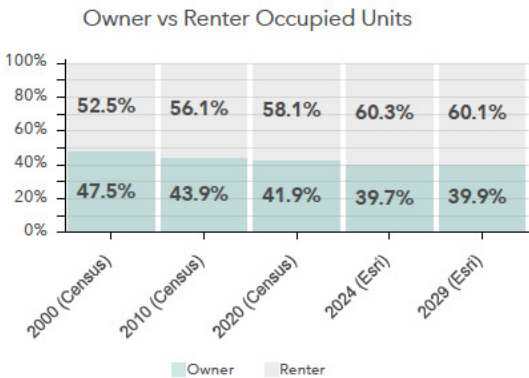
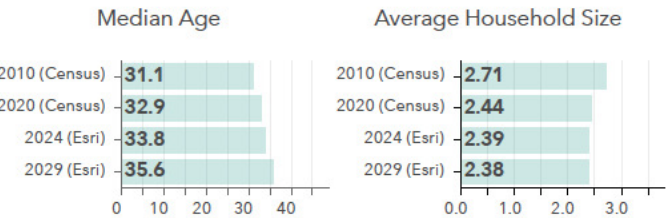
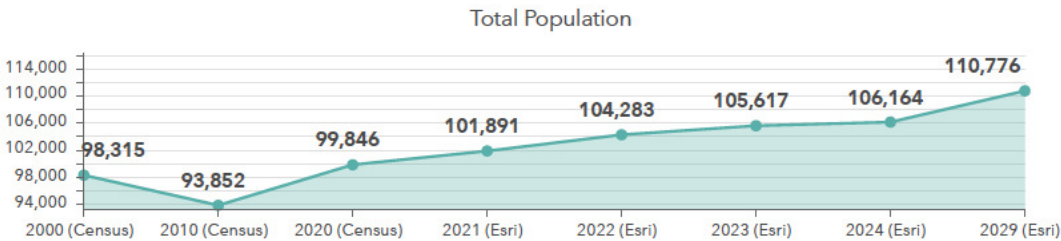
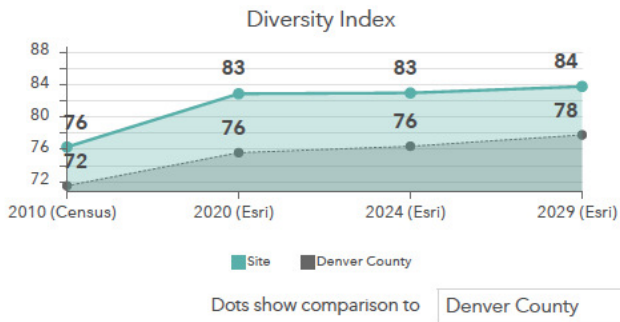
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ESRI BUSINESS ANALYST

Community Change Snapshot

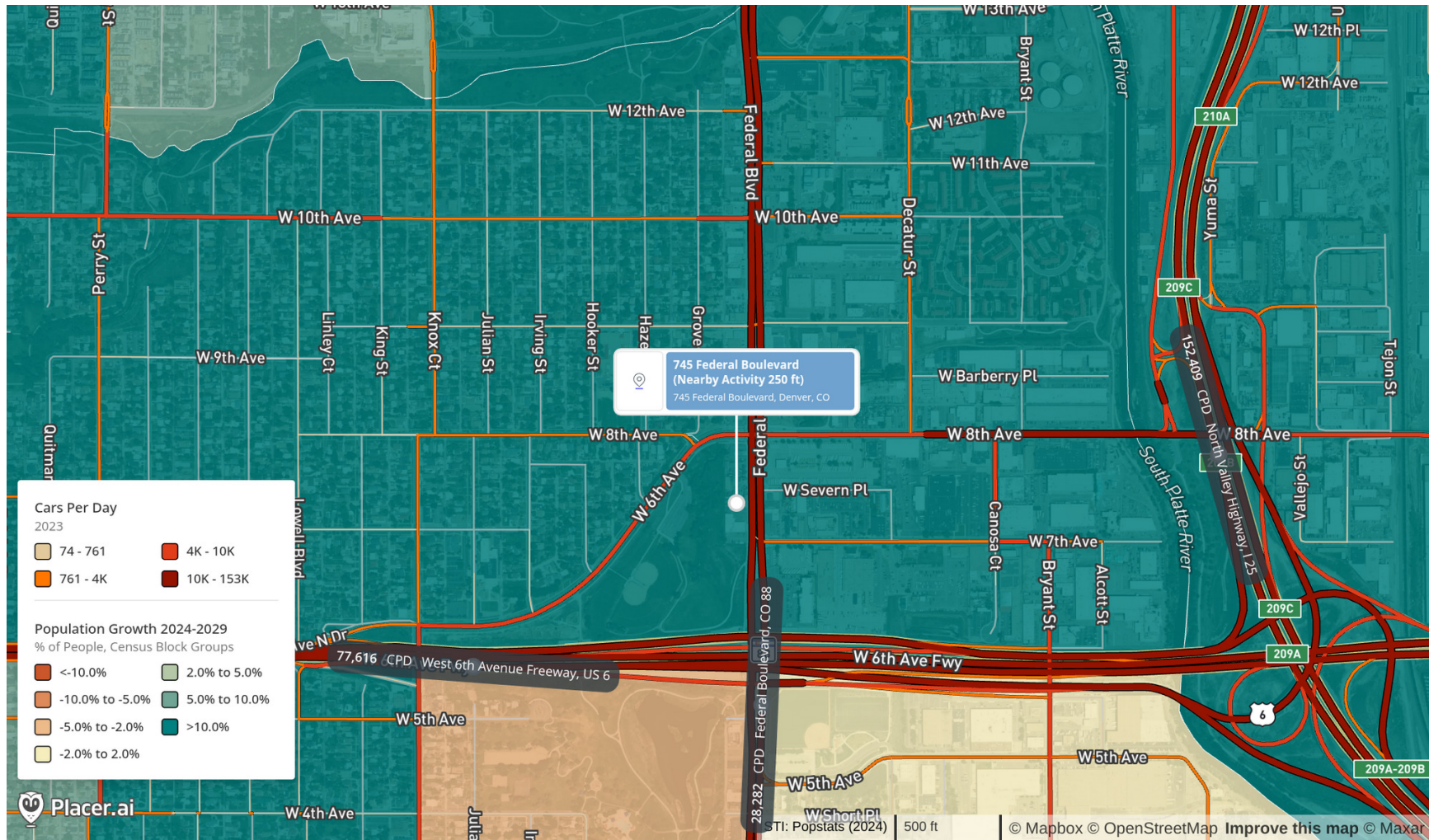
745 Federal Blvd, Denver, Colorado, 80204
Drive time of 7 minutes



Source: This infographic contains data provided by U.S. Census (2000, 2010, 2020), Esri (2024, 2029), ACS (2018-2022). © 2025 Esri

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PLACER.AI AREA GROWTH



Mar 1, 2024 - Feb 28, 2025

Data provided by Placer Labs Inc. (www.placer.ai)

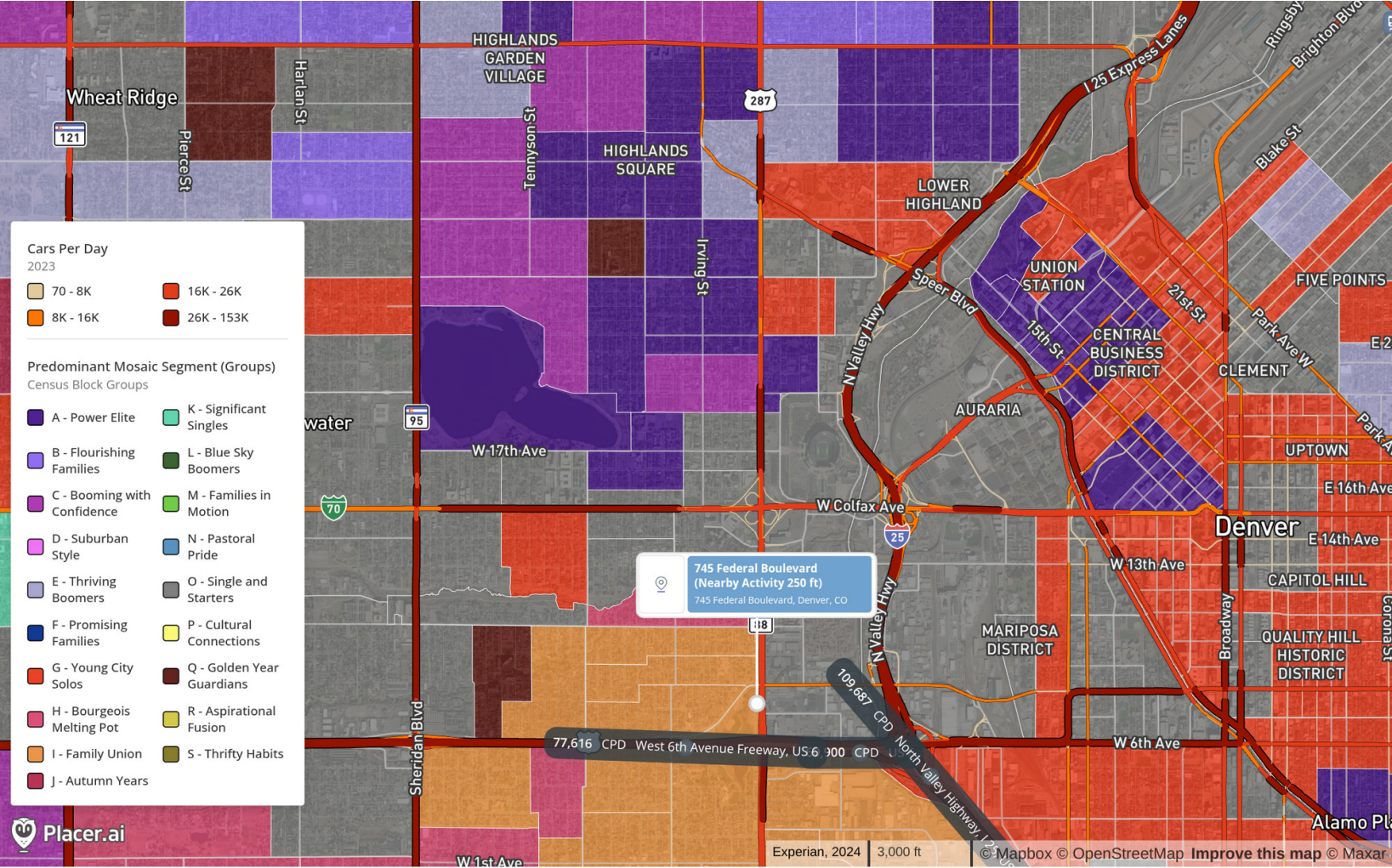


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PLACER.AI MOSAIC SEGMENTS



Mar 1, 2024 - Feb 28, 2025
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DEMOGRAPHICS MAP & REPORT

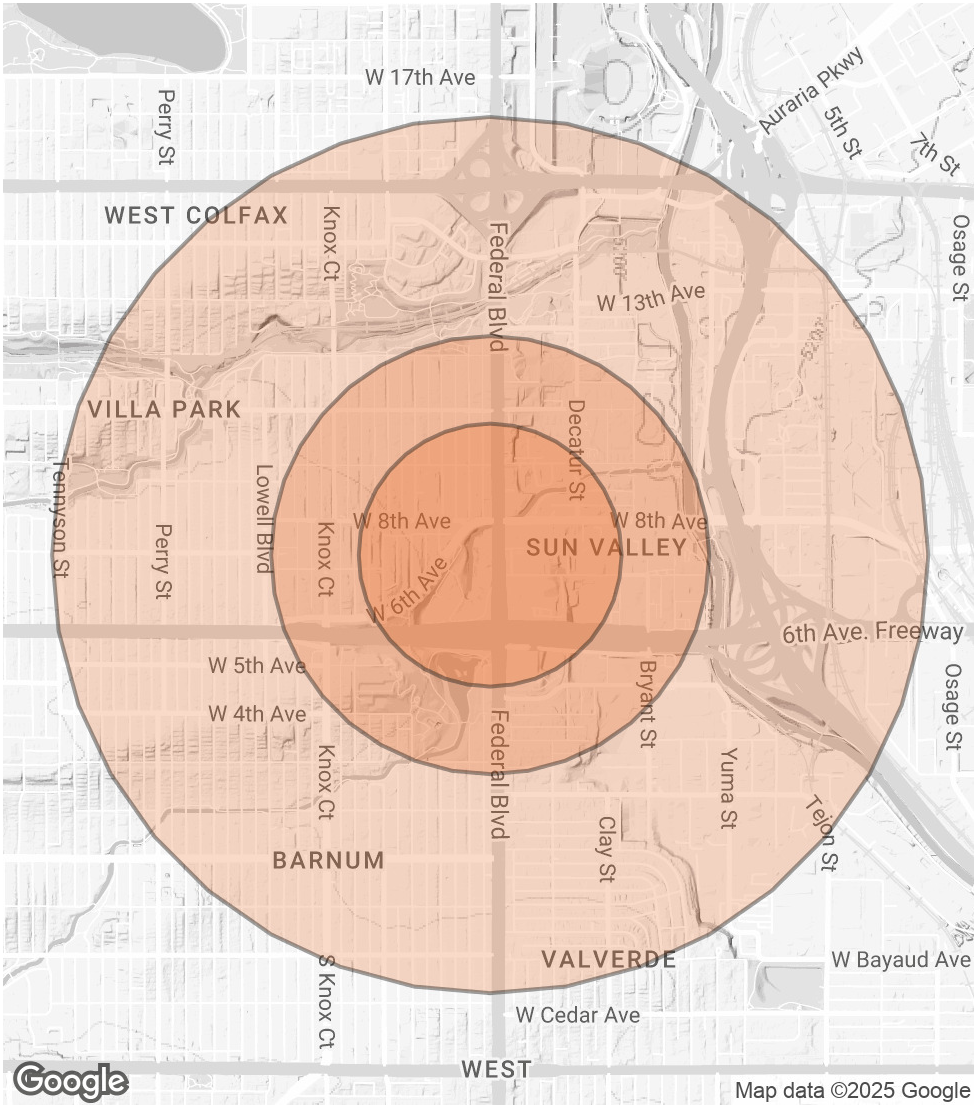
POPULATION

	0.3 MILES	0.5 MILES	1 MILE
TOTAL POPULATION	711	3,890	16,656
AVERAGE AGE	36	33	34
AVERAGE AGE (MALE)	35	32	34
AVERAGE AGE (FEMALE)	37	33	35

HOUSEHOLDS & INCOME

	0.3 MILES	0.5 MILES	1 MILE
TOTAL HOUSEHOLDS	256	1,405	6,417
# OF PERSONS PER HH	2.8	2.8	2.6
AVERAGE HH INCOME	\$83,946	\$68,491	\$86,361
AVERAGE HOUSE VALUE	\$543,302	\$602,967	\$711,245

Demographics data derived from AlphaMap



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