

# 6400 Federal Blvd

NEC 64th Ave & Federal Boulevard | Denver, CO 80221

SH

SullivanHayes  
BROKERAGE



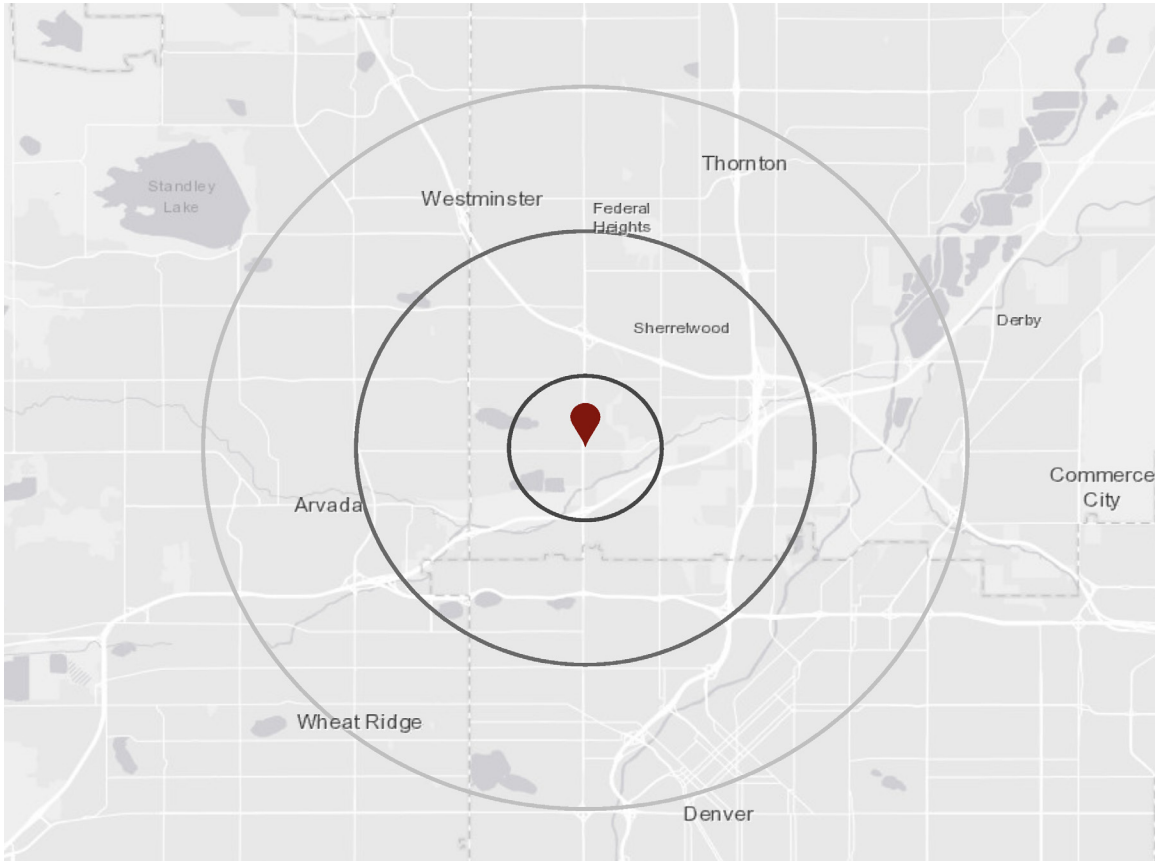
**3,010 SF BUILDING ON 1.57 ACRE LOT AVAILABLE FOR SUBLEASE**

## Property Details




- Situated at the high-traffic, lighted intersection with easy access to I-76 and Hwy 36
- Location in under served trade area, great opportunity for growth
- Rare turnkey gas station convenience opportunity
- PLEASE DO NOT DISTURB CURRENTLY OPERATING TENANT
- Contact brokers for listing price

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## Demographics

 TOTAL POPULATION	1M	10,105
	3M	121,119
	5M	390,042
 AVERAGE ANNUAL INCOME	1M	\$138,536
	3M	\$114,697
	5M	\$128,377
 DAYTIME POPULATION	1M	2,949
	3M	58,070
	5M	245,635

SOURCE: ESRI 2024

## Traffic Counts

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**FEDERAL BLVD NORTH OF 64TH AVE**  
 33,718 ADT (DRCOG 2023)
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**FEDERAL BLVD SOUTH OF 64TH AVE**  
 33,000 ADT (ESRI 2022)
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**64TH AVE EAST OF FEDERAL BLVD**  
 7,185 ADT (DRCOG 2021)
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**64TH AVE WEST OF FEDERAL BLVD**  
 8,760 ADT (ESRI 2019)





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