

SUB-LEASE OPPORTUNITY

RetailNet
REAL ESTATE

DENVER, CO

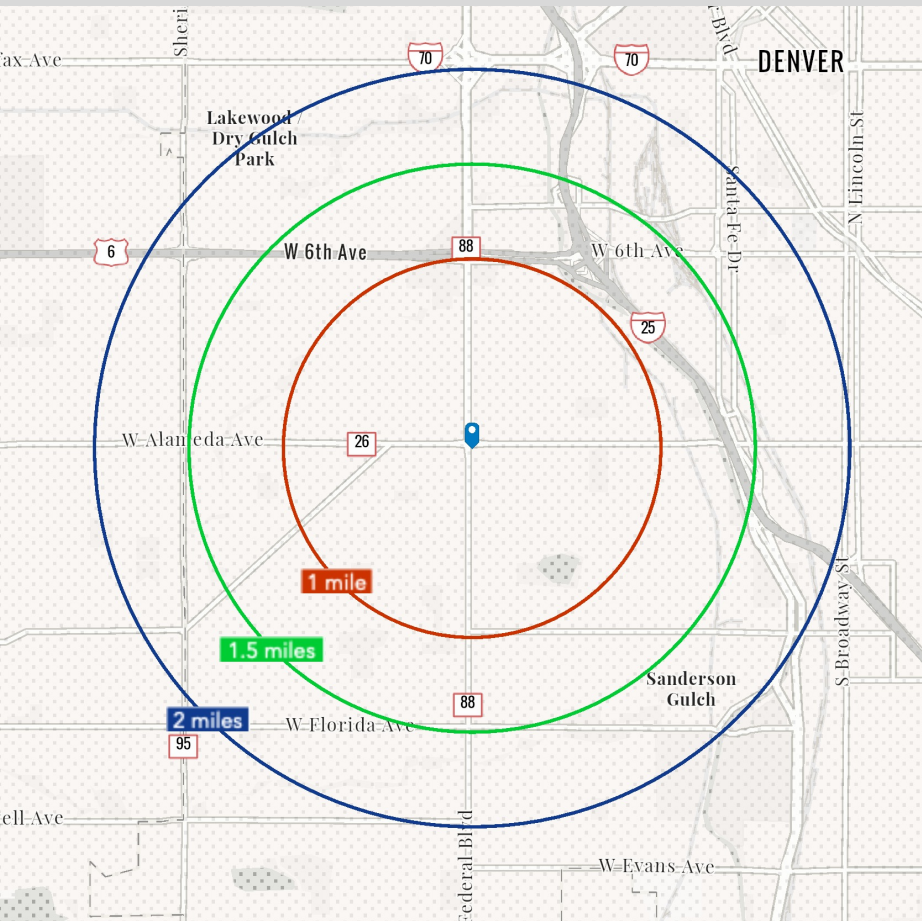
Walgreens #10935

± 16,694 SF + DT | \$215/yr, MG | Mar '34

300 S FEDERAL BLVD



Denver, CO



'23 Estimates	1 mi radius	1.5 mi radius	2 mi radius
Population	23,397	47,465	85,750
Households	7,458	15,733	31,326
Avg. HH Inc.	\$70,317	\$73,625	\$82,154
W Alameda Ave – Daily Traffic Count Estimate			29,970 VPD
S Federal Blvd – Daily Traffic Count Estimate			43,500 VPD

844.RNRE.111  www.retailnetrealestate.com

300 S Federal Blvd

Property Overview

- ✦ **Rent.** \$215,000/yr, Modified Gross*
*(inclusive of RET; R&M, insurance, utilities separate)
- ✦ **Master Lease Expiration.** 03/31/34
- ✦ **Walgreens Premises.** ±13,410 SF + ± 3,284 SF mezzanine + drive thru
- ✦ **Signage.** Building + dedicated pylon
- ✦ **Intersection.** SEC of S Federal Blvd and W Alameda Ave. Signalized intersection, ±75K VPD
- ✦ **Access.** RI/RO on Alameda and S Federal Blvd
- ✦ **Parking.** 44 spaces
- ✦ **Year Built.** 2002; HVACs replaced in '21
- ✦ **Zoning.** B-4, UO-1, UO-2 – **PERMITTED USES**
- ✦ **Prohibited Uses.** Pharmacy, marijuana dispensary, cocktail lounge, bar, disco, bowling alley, pool hall, billiard parlor, skating rink, roller rink, amusement arcade, a theater, children's play or party facility, adult entertainment, second hand store, odd lot, closeout or liquidation store, auction house, flea market, educational or training facility, gymnasium, sport or health club or spa, blood bank, massage or tattoo parlor, funeral home, sleeping quarters or lodging, the sale, leasing or storage of automobiles, boats or other vehicles, any industrial use, car wash, carnival, amusement park, an assembly hall, banquet hall, bingo hall, or church.



Denver, CO

300 S Federal Blvd



W Alameda Ave — 29,970 VPD

S Federal Blvd — 43,500 VPD

1STBANK



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300 S Federal Blvd



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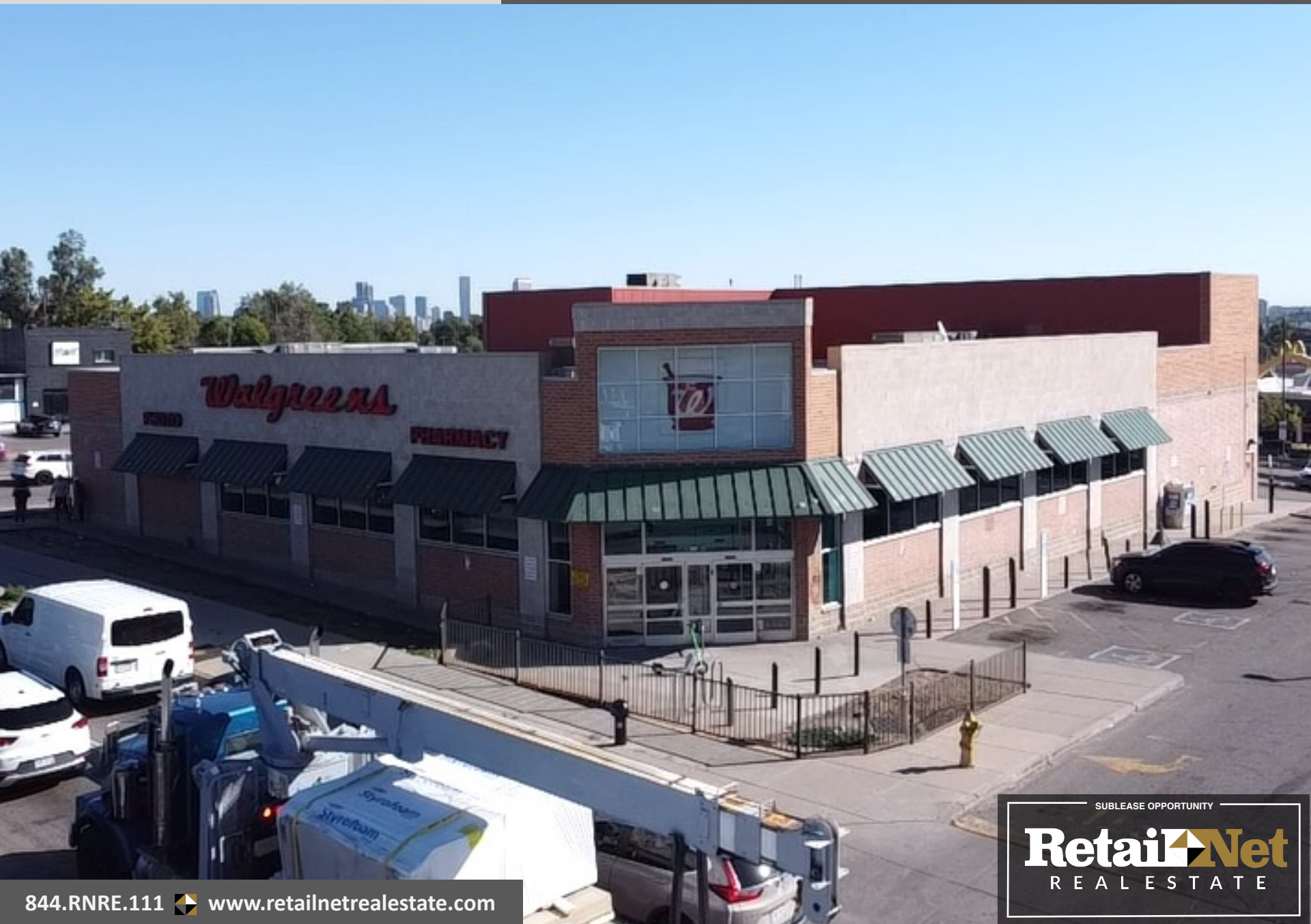


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S Eliot St

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SUB-LEASE TERMS

SUGGESTED RENT*

\$215,000/yr

(inclusive of RET; R&M, insurance, utilities are subT expenses)

TERM

03/31/34 *(Co-terminus with master lease)*

DELIVERY


“As-Is”

OFFERS EVALUATED AS RECEIVED

**Price + terms, along with all offers, are subject to approval of Walgreen Co.'s Real Estate Committee*

CONTACT

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