

EDUCATIONAL/RELIGIOUS PROPERTY FOR LEASE

2100 W. 90TH AVENUE | FEDERAL HEIGHTS, CO 80260



DESCRIPTION

Built in 1973 as an educational facility, the property contains a one-story 31,712± SF building that currently functions as a religious/school facility.

A large meeting/multi-purpose room with seating capacity of 325± anchors the middle of the building, with classroom wings on both sides of the building with approximately 15 classrooms in total. The educational wings contain support spaces including office, storage, and restrooms in addition to classroom space.

The building also includes a commercial kitchen with a large pantry and walk-in cooler.

There is also an area in the building that could be a residential apartment for a caretaker, which is allowed in the PUD.

BUILDING FEATURES

BUILDING SIZE	31,712± SF
ACREAGE	3.82± AC
USE	Religious/Educational Facility
SEATING CAPACITY	325±
PARKING	60± Paved Spots
ZONING	PUD Planned Unit Development
COUNTY	Adams
LEASE PRICE	Contact Broker

FOR MORE INFORMATION, PLEASE CONTACT:

CHRIS BURY | **949.939.6238**
 Partner, Senior Vice President
 Chris.Bury@foundrycommercial.com
 Licensed Real Estate Broker

CHARLIE HOWARTH | **949.542.9484**
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 Charlie.Howarth@foundrycommercial.com
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Although all information furnished regarding for sale, rental or financing is from sources we deem reliable, such information has not been verified and no express representation is made nor is any to be implied as to the accuracy thereof, and it is submitted subject to errors, omissions, changes of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. All sizes are approximate and subject to survey.

IN CONJUNCTION WITH:

FOUNDRY
COMMERCIAL

MISSION
PROPERTY
GROUP

ANNA QUATTLEBAUM | **303.957.5304**
 Vice President
 anna.quattlebaum@streamrealty.com
 Licensed Real Estate Broker

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INTERIOR PHOTOS



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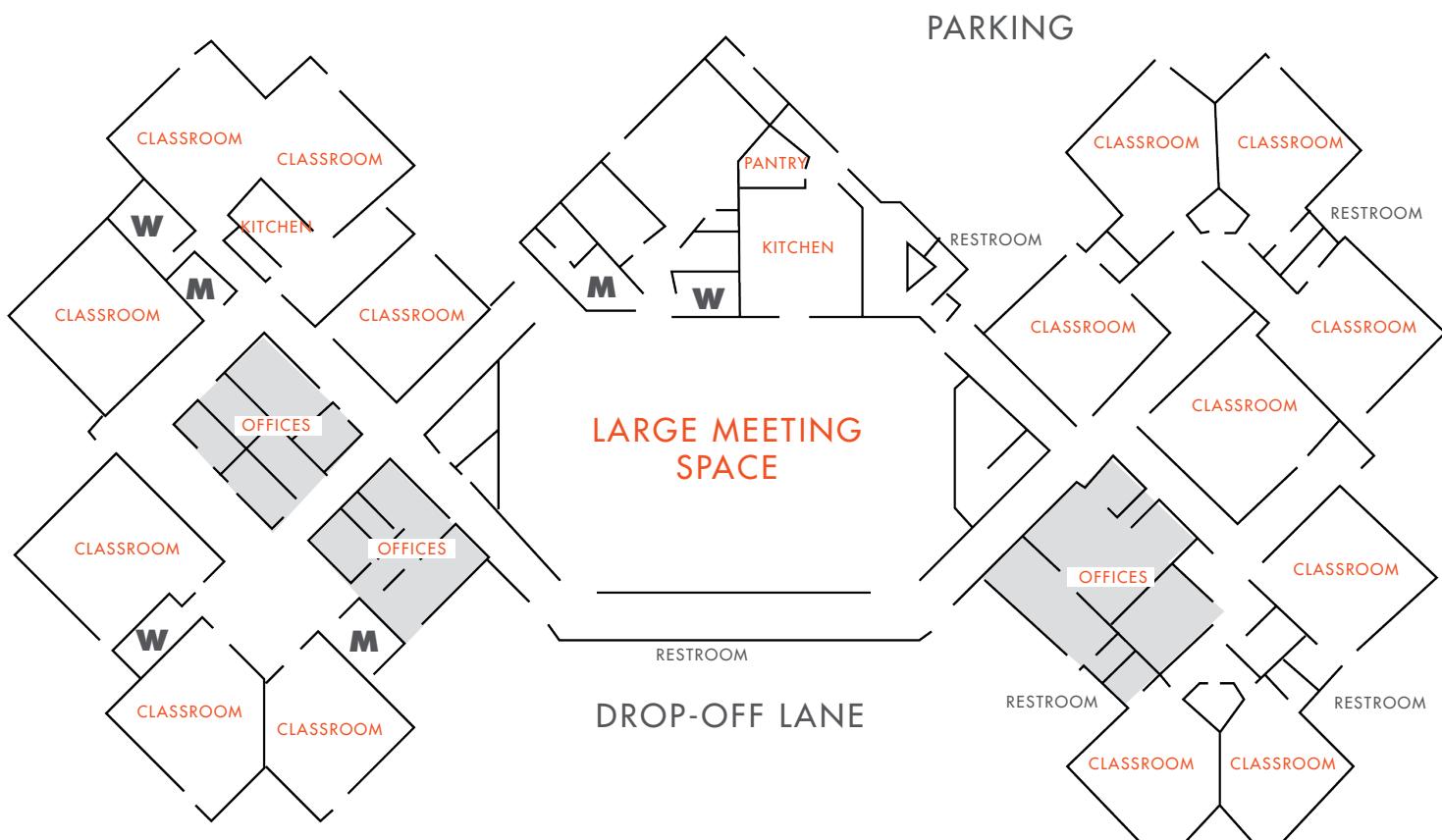
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BUILDING FLOOR PLAN



W - Women's Restroom

M - Men's Restroom

* DRAWING NOT TO SCALE

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PROPERTY OUTLINE & MAP



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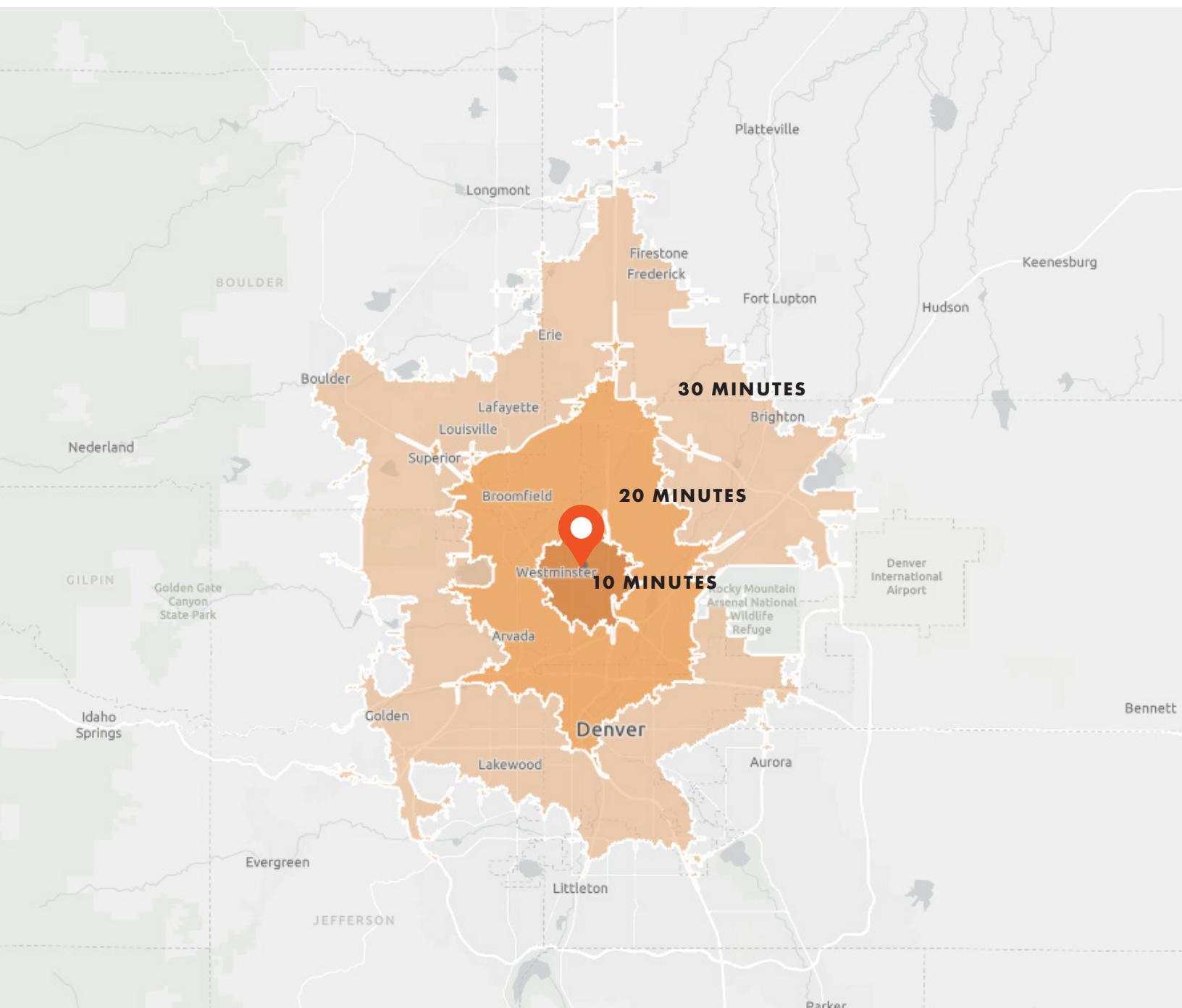
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LOCATION & DRIVE TIMES



*ESTIMATE DRIVE TIMES MONDAYS AT 8AM

Data source: ESRI 2024

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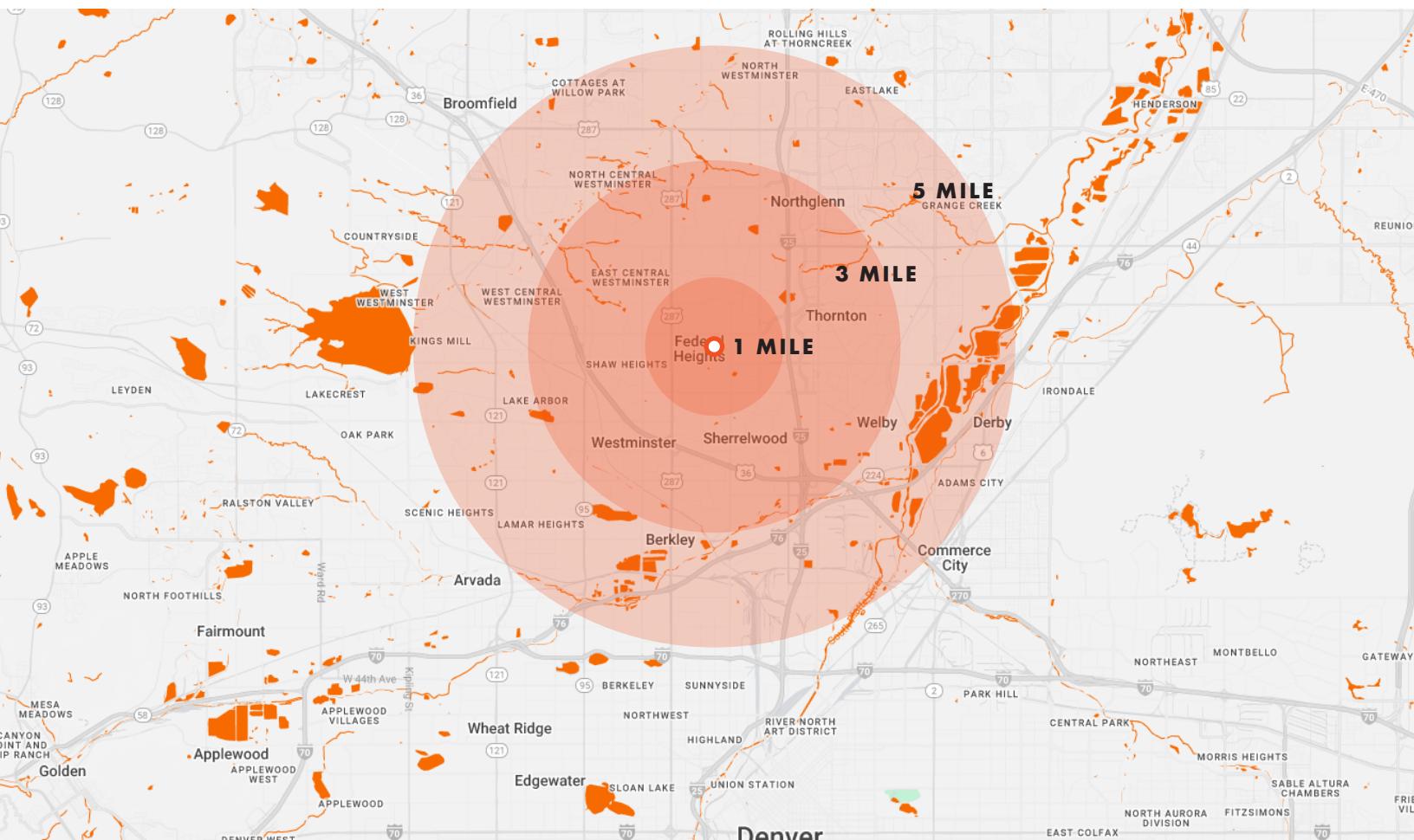
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DEMOGRAPHICS



1 MILE RADIUS

	26,581 ESTIMATED POPULATION 2025
	33.3 MEDIAN AGE
	\$256,213 MEDIAN HOME VALUE 2025
	5,415 TOTAL EMPLOYEES
	\$74,536 AVG HOUSEHOLD INCOME

3 MILE RADIUS

	161,676 ESTIMATED POPULATION 2025
	34.4 MEDIAN AGE
	\$451,799 MEDIAN HOME VALUE 2025
	43,844 TOTAL EMPLOYEES
	\$106,600 AVG HOUSEHOLD INCOME

5 MILE RADIUS

	337,058 ESTIMATED POPULATION 2025
	35.1 MEDIAN AGE
	\$486,494 MEDIAN HOME VALUE 2025
	120,280 TOTAL EMPLOYEES
	\$114,779 AVG HOUSEHOLD INCOME

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