

# 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

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Licensed Real Estate Broker

CHARLIE HOWARTH | 949.542.9484

Vice President

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IN CONJUNCTION WITH:

ANNA QUATTLEBAUM | 303.957.5304

Vice President

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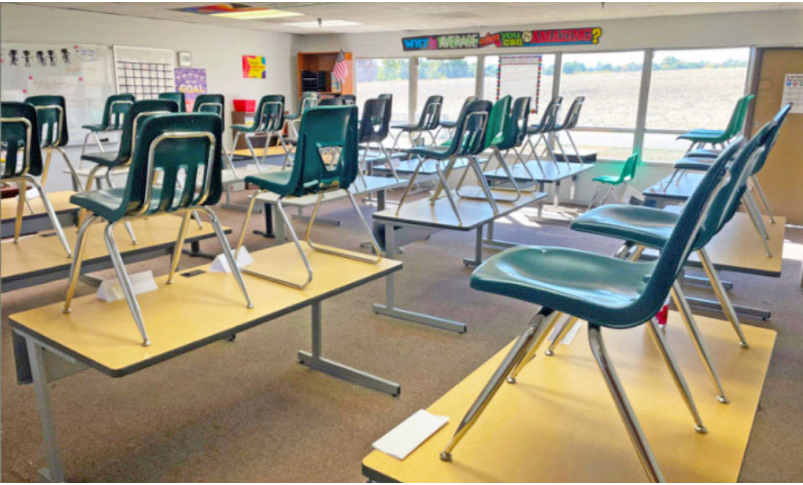
The Stream Realty logo features a stylized blue wave icon above the word 'STREAM' in a bold, sans-serif font.



31,712± SF ON 3.82± AC

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## INTERIOR PHOTOS



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**STREAM**

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**BUILDING FLOOR PLAN****◀ NORTH**

\*DRAWING NOT TO SCALE

**W** - Women's Restroom    **M** - Men's Restroom

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## PROPERTY OUTLINE &amp; MAP



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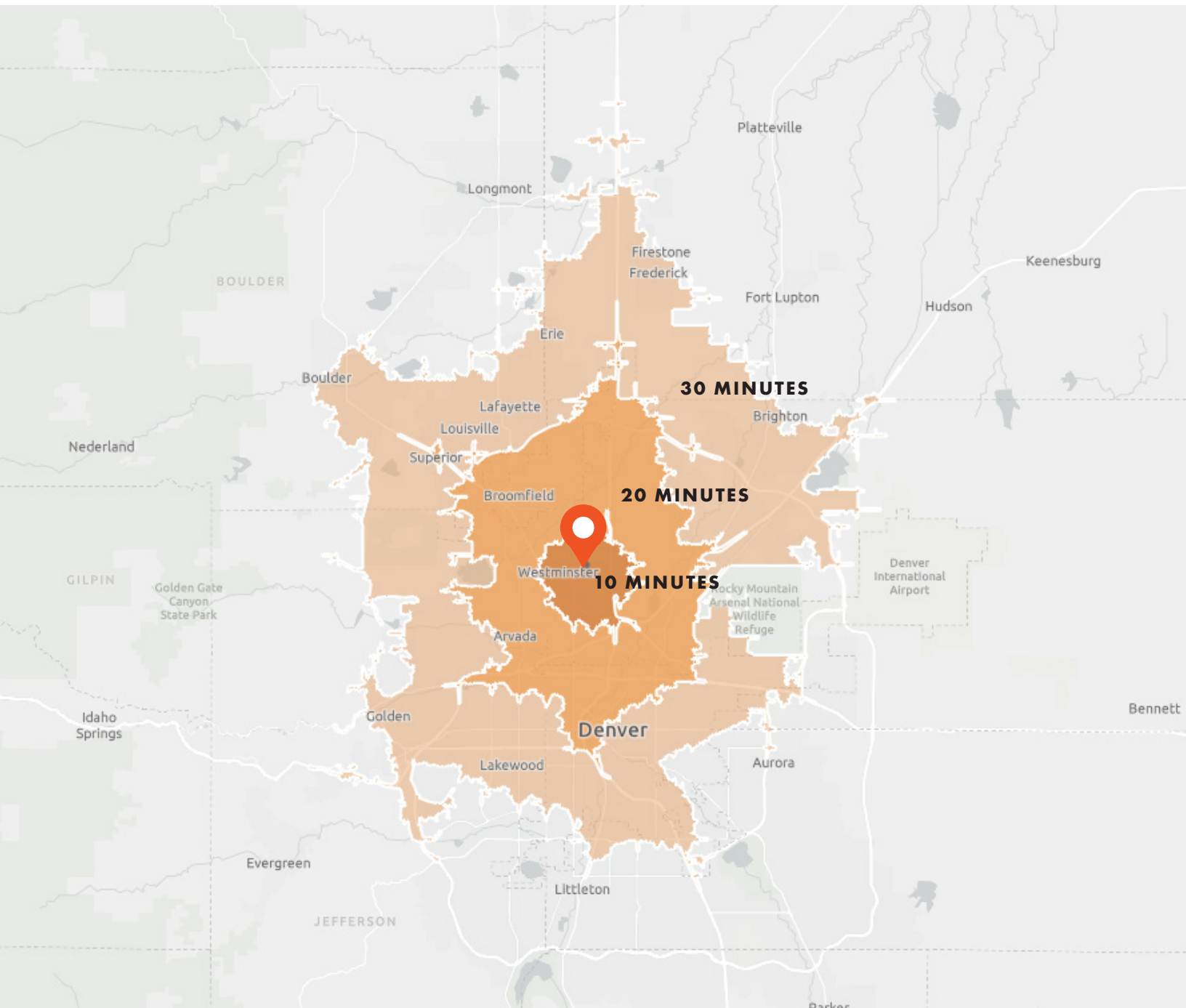
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## LOCATION & DRIVE TIMES



\* ESTIMATE DRIVE TIMES MONDAYS AT 8AM

Data source: ESRI 2024

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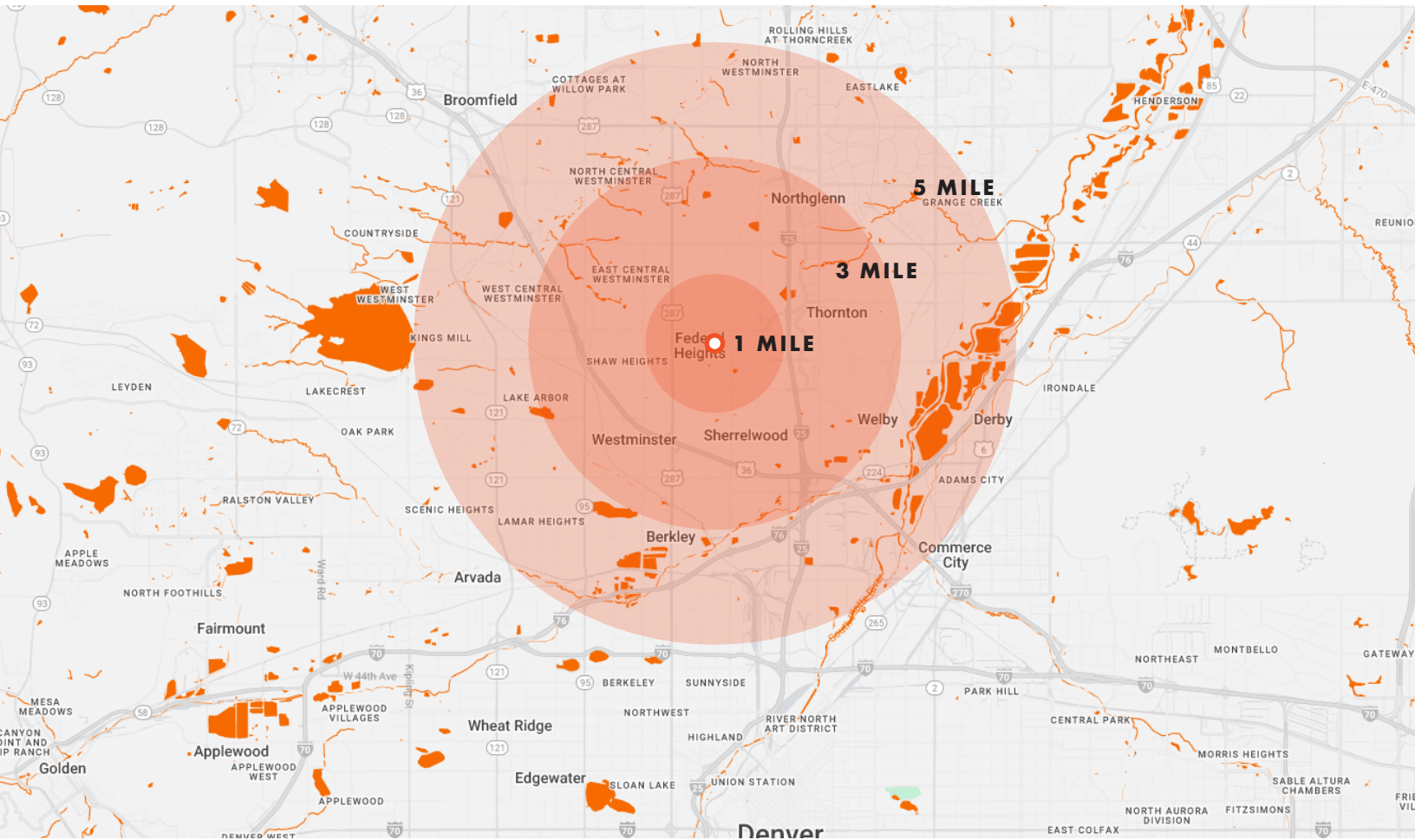
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## DEMOGRAPHICS



### 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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