

FOR SALE

PLATINUM CRE
INVESTMENTS | BROKERAGE

8+ Story Development Opportunity With Mountain & City Views

950 & 970 FEDERAL BLVD | DENVER, CO 80216



OFFERING SUMMARY

This property offers an excellent development opportunity at the northeast corner of Federal Boulevard and 9th Avenue. The Sun Valley Neighborhood site is 0.97 acres or 42,419 SF and elevated above the eastern parcels offering ground level city and mountain views. Located in both Opportunity & Enterprise Zones, the site was recently rezoned to C-MX-8 to allow for an 8-story mixed-use development with the potential for 12-stories through affordable housing incentives.

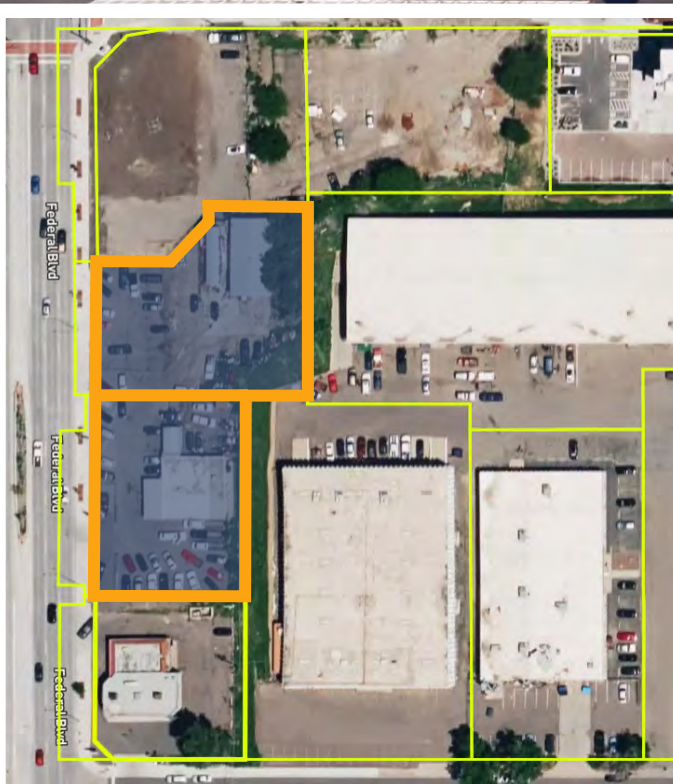
PROPERTY SF TOTALS

- Total Property: 0.97 Acres / 42,419 SF
- 950 Federal Blvd: 19,723 SF
- 970 Federal Blvd: 22,696 SF
- Total Building: 5,780 SF

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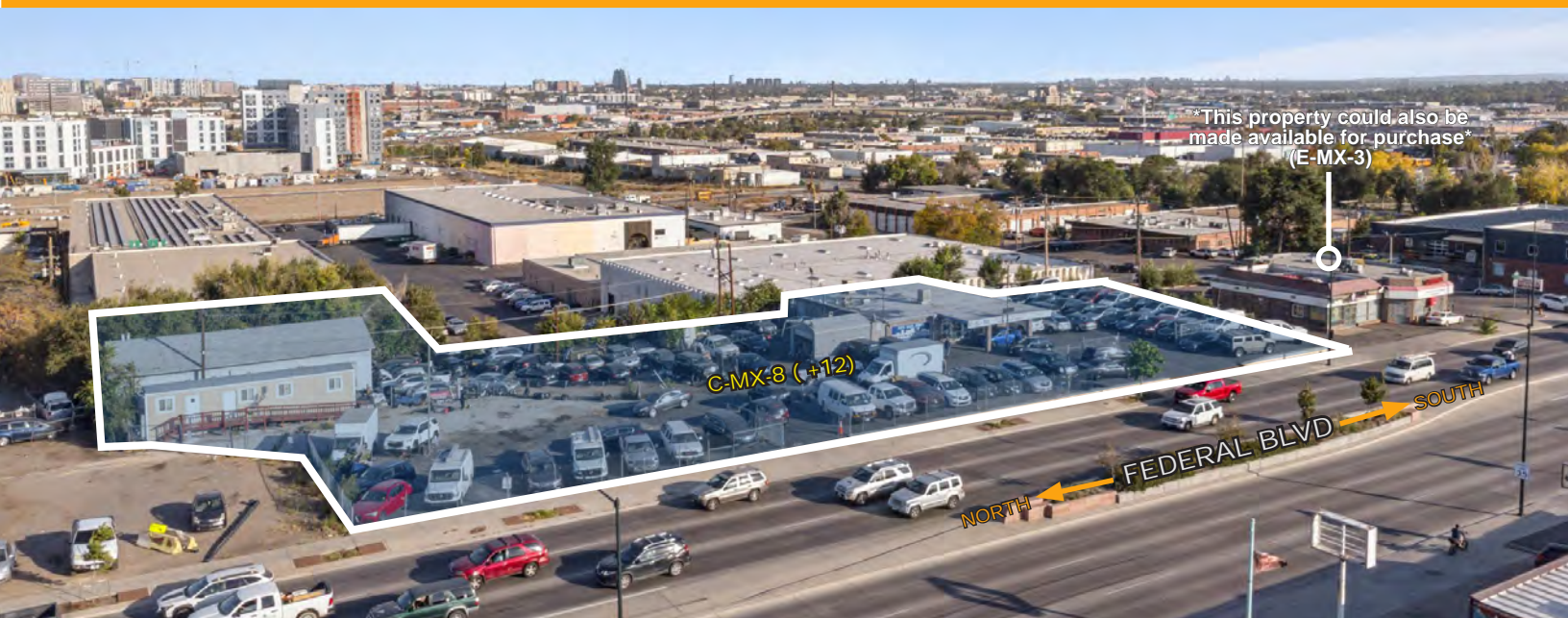


SALE PRICE
\$5,900,000
(\$139.09/SF)

PROPERTY DETAILS

Address	950 & 970 Federal Blvd Denver, CO 80204
County	Denver
Investment Type	Development Land
Lot Size	0.97 Acres 42,419 SF
Zoning	C-MX-8 (+12) <i>(rezone finalized in January 2025; supported by neighborhood associations)</i> From the West Area Plan , "Incentive Zoning" is offered which will allow up to 12 story zoning for properties with 8% to 12% affordable housing included in the development.
Opportunity Zone	Yes
Enterprise Zone	Yes
Existing Buildings	2
Business Type	Retail / Mixed-Use





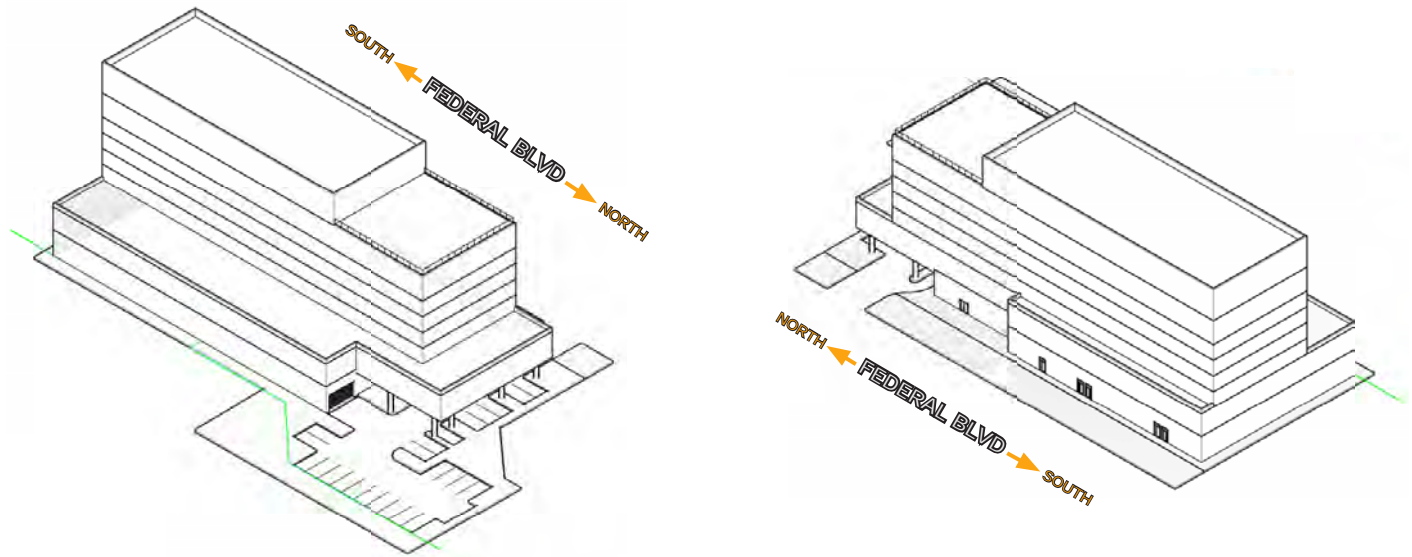
OFFERING HIGHLIGHTS

- 0.97 ac (42,419 SF) within the West Area Plan
- Rezone process completed in January 2025 to C-MX-8 for 8 story development (12 stories with affordable incentives) for the parcels
- Location on 9th and Federal with points for ingress and egress for both northbound and southbound traffic.
- Ability to capture mountain and downtown city views.
- Great access to Colfax, I-25 and 6th Ave.
- Sun Valley neighborhood connects to Denver's, The River Mile, and the Stadium District's entertainment area.
- Located within an Opportunity Zone and an Enterprise Zone for tax benefits and incentives.
- Located near multiple bus and train stations for transportation around the City.
- Nearby outdoor amenities: Paco Sanchez, Barnum Mountain Bike, South Platte river and bike paths, Lakewood Gulch Park, Rude Recreation Center, and the Denver Bronco's - Empower Field.

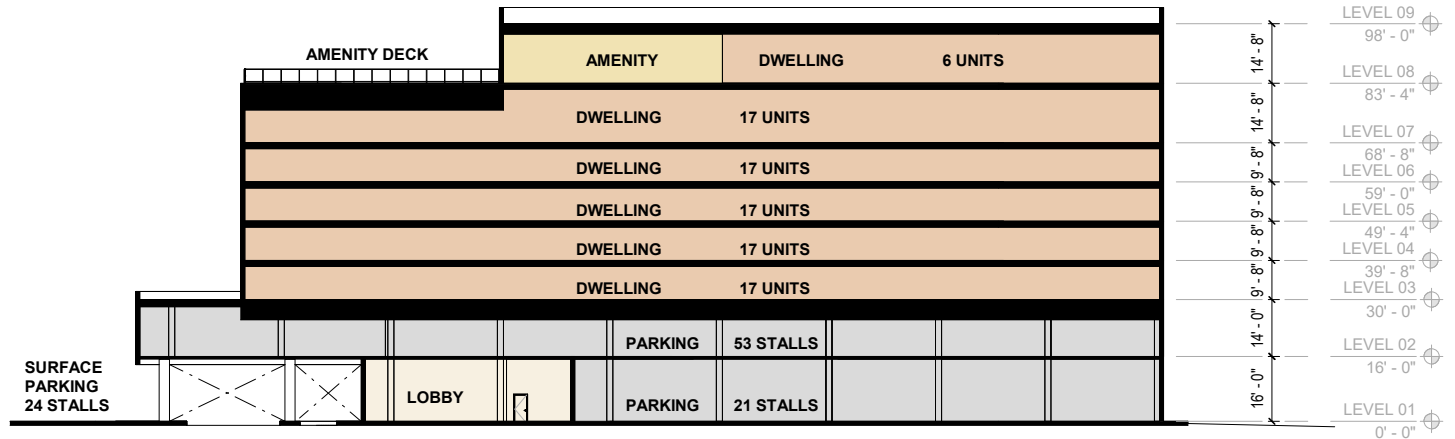


SITE DENSITY STUDY - 950 & 970 FEDERAL BLVD

The below models and elevation images show one example of developing the property and are not final development plans. There is also the possibility to add 900 Federal parcel to the development, which is displayed in the aerial image below.



91 UNITS + 5 TH; 98 PARKING STALLS TOTAL





SUN VALLEY NEIGHBORHOOD

Sun Valley, one of Denver’s formally recognized neighborhoods is bound by Colfax Avenue and the Broncos Stadium on the north, Federal Boulevard on the west, 6th Avenue and the light industrial district on the south, and the South Platte River on the east. Sun Valley is slated to undergo a renaissance that could see it become a cultural and entertainment hub in the heart of the city over the next decade.

In 2016, Denver Housing Authority (DHA) was awarded a \$30 million Choice Neighborhood Initiative (CNI) Implementation Grant from HUD for the Sun Valley Eco District (SVED) and DHA to implement the Sun Valley Neighborhood Transformation Plan. DHA will be able to build 750 new, mixed-income housing units; improve the neighborhood’s landscape by creating new open space and increasing opportunities for local businesses; and increasing families’ access to quality jobs and education

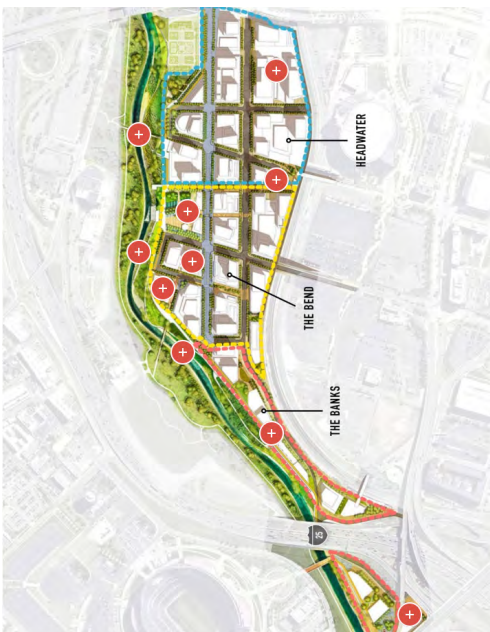
The Sun Valley Redevelopment effort focuses on housing, people and the neighborhood. [\(Click here to learn more\)](#)

METROPOLITAN FOOTBALL STADIUM DISTRICT

The Metropolitan Football Stadium District, the Denver Broncos, and the City of Denver plan to create a new urban year-round neighborhood adjacent to Broncos Stadium that will help fund future maintenance payments to Mile High Stadium. This plan envisions a vibrant mixed-use neighborhood just south of the Stadium, a 58-acre area currently dominated by surface parking lots sitting vacant most of the year.

Development of this land will create a regional destination with a one-of-a-kind game day and special event experiences, while providing a variety of new housing options, jobs, activities, amenities, and integrated access to regional transit and waterways. The new plan also aims to better connect the surrounding core districts through an efficient and functional mix of multi-modal uses in a walkable, bikeable and transit oriented environments.

[\(Click here to learn more\)](#)



THE RIVER MILE

The River Mile represents an exciting step in the evolution of Denver. A solution of significant scale. It’s a whole new kind of downtown neighborhood. A place with about as many residences as workplaces. Where nature — sun, sky, earth and river — becomes an energizing presence in the urban landscape. Bringing people together in a healthy new way. Inviting them to work anywhere and walk everywhere. Inspiring them to connect, collaborate and create. Spanning 62 acres, The River Mile is the largest commercial project in the region and one of the largest urban redevelopments in the country.

The River Mile is actually three neighborhoods, each one distinct yet complete in itself — an integrated mix of culture, residences, workplaces, retail, dining and nature — with its own special relationship to the river. So when fully built out, The River Mile will embody a lively, organic sort of diversity. And in the meantime, as each neighborhood emerges in succession, it will have everything a great city neighborhood should.

[\(Click here for to learn more\)](#)

Site Offers Mountain Views



DENVER, COLORADO

Denver, where 300 days of sunshine, a thriving cultural scene, diverse neighborhoods and natural beauty combine for the world's most spectacular playground. Denver is a place where the phrase "work-life balance" rings true and often named among the best places to live due to career opportunities, plenty of recreation, and people who are welcoming and kind.

The city of Denver has a population of 713,252 (2022), while there are nearly 3 million people in the metro area. The city's population grew 18.8% between 2010 and 2022 and has had a growth rate that has consistently outpaced the national rate every decade since the 1930s. By 2030, Metro Denver's population is anticipated to increase to more than 3.6 million.

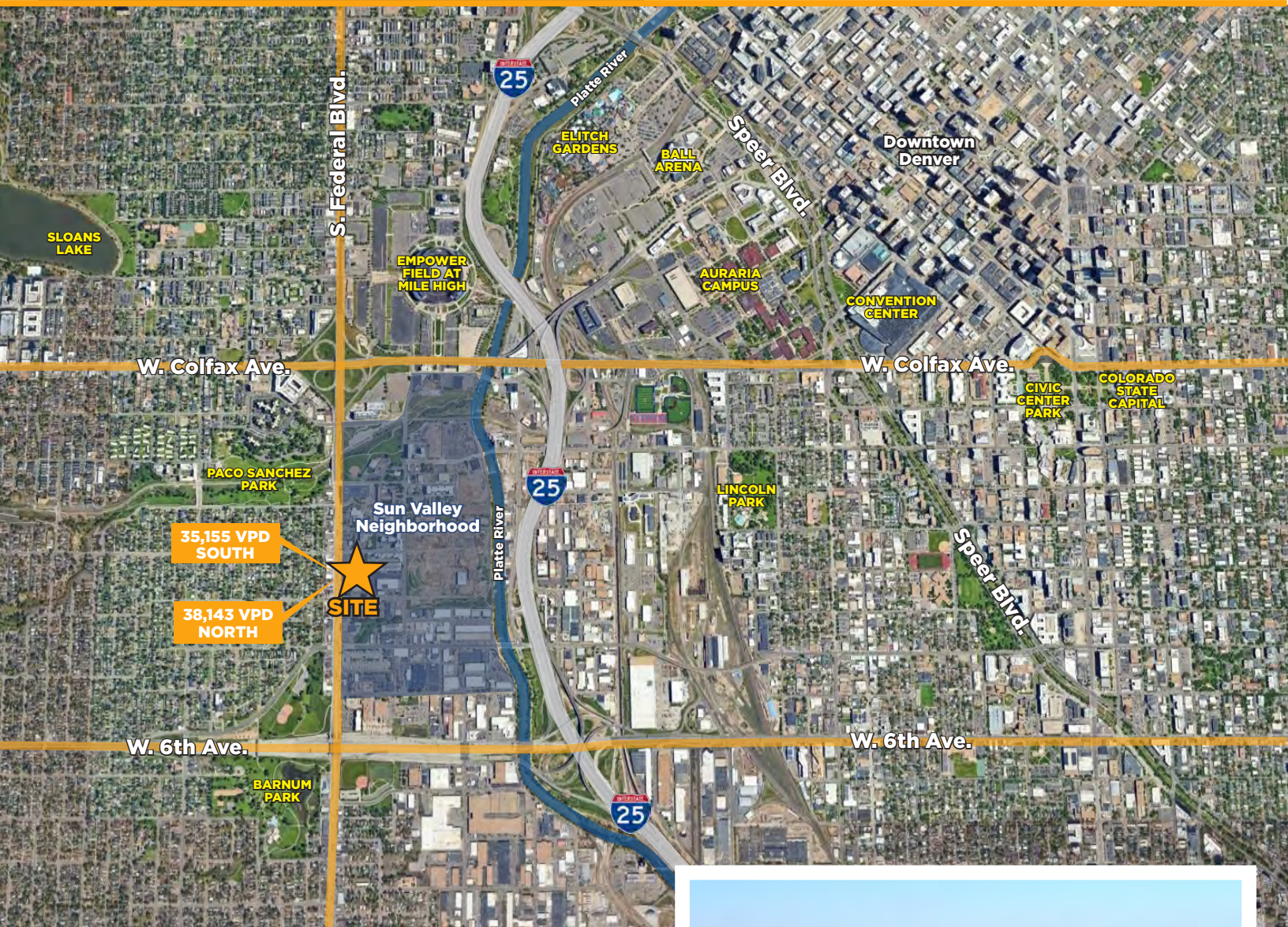


TRAFFIC COUNTS

Federal Blvd at W. 9th Ave N	33,854 VPD
Federal Blvd at W. 10th Ave N	38,143 VPD
Federal Blvd at W. 10th Ave S	27,587 VPD
Federal Blvd at W. 11th Ave S	35,155 VPD

AREA DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
Population (2024)	15,830	246,814	496,313
Projection (2029)	16,335	250,381	501,402
Annual Growth (24-29)	0.6%	0.3%	0.2%
Median Age	33.6	35.2	36.6
Total Households	6,153	123,254	231,624
Owner-Occupied	2,453	40,726	98,339
Renter-Occupied	3,909	84,578	135,962
Projection (2029)	6,362	125,304	234,301
Annual Growth (24-29)	0.7%	0.3%	0.2%
Median Home Value	\$467,922	\$558,609	\$597,523
Median Home Year Built	1961	1971	1966
Average HH Size	2.4	1.9	2
Median HH Income	\$71,584	\$76,409	\$81,478
Daytime Employees	12,089	213,919	374,634
Daytime Businesses	1,140	20,632	40,787
Consumer Spending	\$193 B	\$3.8 B	\$7.6 B



35,155 VPD SOUTH

38,143 VPD NORTH



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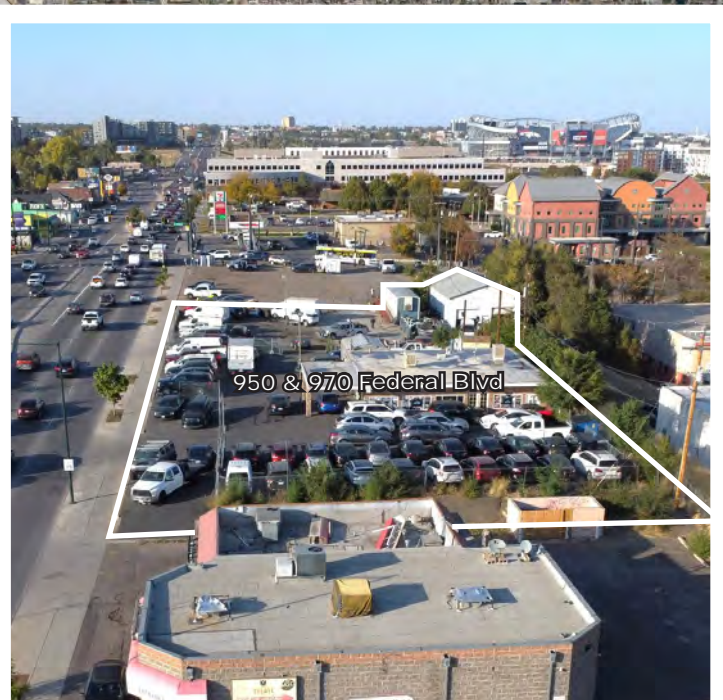
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