

Retail Commercial Building For Sale

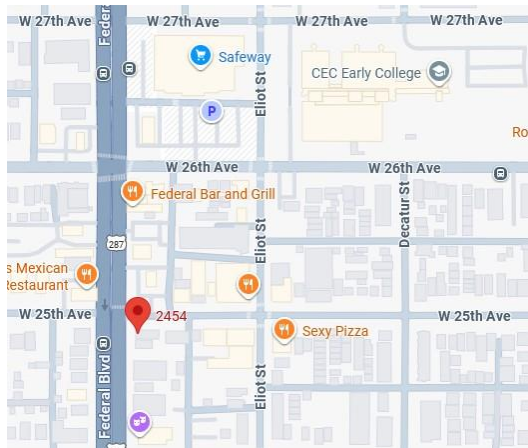
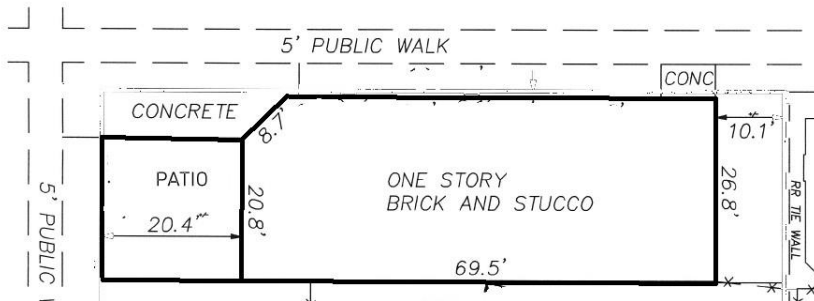
2454 Federal Blvd

(NW Denver)

303-423-1738

- High visibility corner location
- 35,000+ average daily vehicle traffic
- Excellent demographics (see back page for breakdown)
- One block from only area supermarket
- 1900 sq.ft. prefinished space (set up for frozen yogurt/crepe shop but can be easily modified)
- 400 sq.ft. fenced patio with gas, water, electric hookups
- 1.5" water tap with new backflow preventer
- 3-phase power with transformer on premises
- New wiring throughout with new electrical panel
- New furnace, A/C
- New water heater
- Two restrooms roughed in
- ADA accessible
- Newly finished streetscaping for pedestrians
- Nearby parking available

NOTE: An adjacent residential income property is also available



This area is family-friendly yet vibrant for young adults, with ongoing demographic shifts toward higher-income, educated residents while retaining cultural diversity. For business or real estate decisions, note the walkability (many bars, parks, and eateries) and access to I-25/I-70. Data is based on 2023 ACS estimates and may vary slightly with 2025 updates.

This area is characterized by a dense suburban feel, walkable streets, a mix of single-family homes and new apartment buildings, and proximity to parks, restaurants, and diverse shops. The area has seen population growth and gentrification, with an influx of young professionals. Estimated Population in 1/2-Mile Radius: Roughly 5,000–7,000 residents, with an average household size of 1.9 people.

The area skews young, reflecting Denver's overall millennial and Gen Z influx, but with a notable family presence.

- Median Age: 33 years.

- Breakdown:

- Under 15 years: 11%

- 15–24 years: 6%

- 25–44 years: 56% (dominant group, driven by young professionals)

- 45–64 years: 18%

- 65+ years: 9% (declining slightly by 7% year-over-year).

- Gender Distribution: 49% male, 51% female

The area is upper-middle income, above Denver's citywide median

- Median Household Income: \$97,658–\$117,685 (up 7% year-over-year; higher than Denver's \$91,681).

- Average Household Income: \$129,051–\$158,352 (up 10% year-over-year).

- Employment: 93% white-collar; 7% blue-collar.

Education levels are high, reflecting young professionals and gentrification, with 71% holding at least a bachelor's degree (above Denver's 52%).

- Household Types: 37% families (18% with children); 62% non-family

- Homeownership Rate: 50% (median home value ~\$747,590).

- Rental Rate: 50% (median rent ~\$1,833/month).

- Marital Status: 37–42% married; 48% never married; 11% divorced.