



LAND FOR SALE/LEASE

19,428 SF Development Site

3421 S. Federal Blvd. | Englewood, CO 80110



S. Federal Blvd.

W. Hampden Ave/US 285 South

PROPERTY BROCHURE

CONTACT:

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SENIOR VICE PRESIDENT

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The information contained herein was obtained from sources believed reliable; however, Unique Properties makes no guarantees, warranties or representations as to the completeness or accuracy thereof. The presentation on this property is submitted subject to errors, omission, changes of price, or conditions, prior to sale or lease, or withdrawal without notice.

UNIQUE PROPERTIES

400 S. BROADWAY

DENVER, CO 80209

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OFFERING SUMMARY

Available SF:	19,428 SF
Lease Rate:	\$3.00/sf/year (NNN)
Sale Price:	\$750,000
Lot Size:	0.45 Acres
Term:	Negotiable
Property Taxes:	\$6,385 per year
APN #:	1971-32-3-00-029
Zoning:	B-3 Commercial
Topography:	Level/Vacant

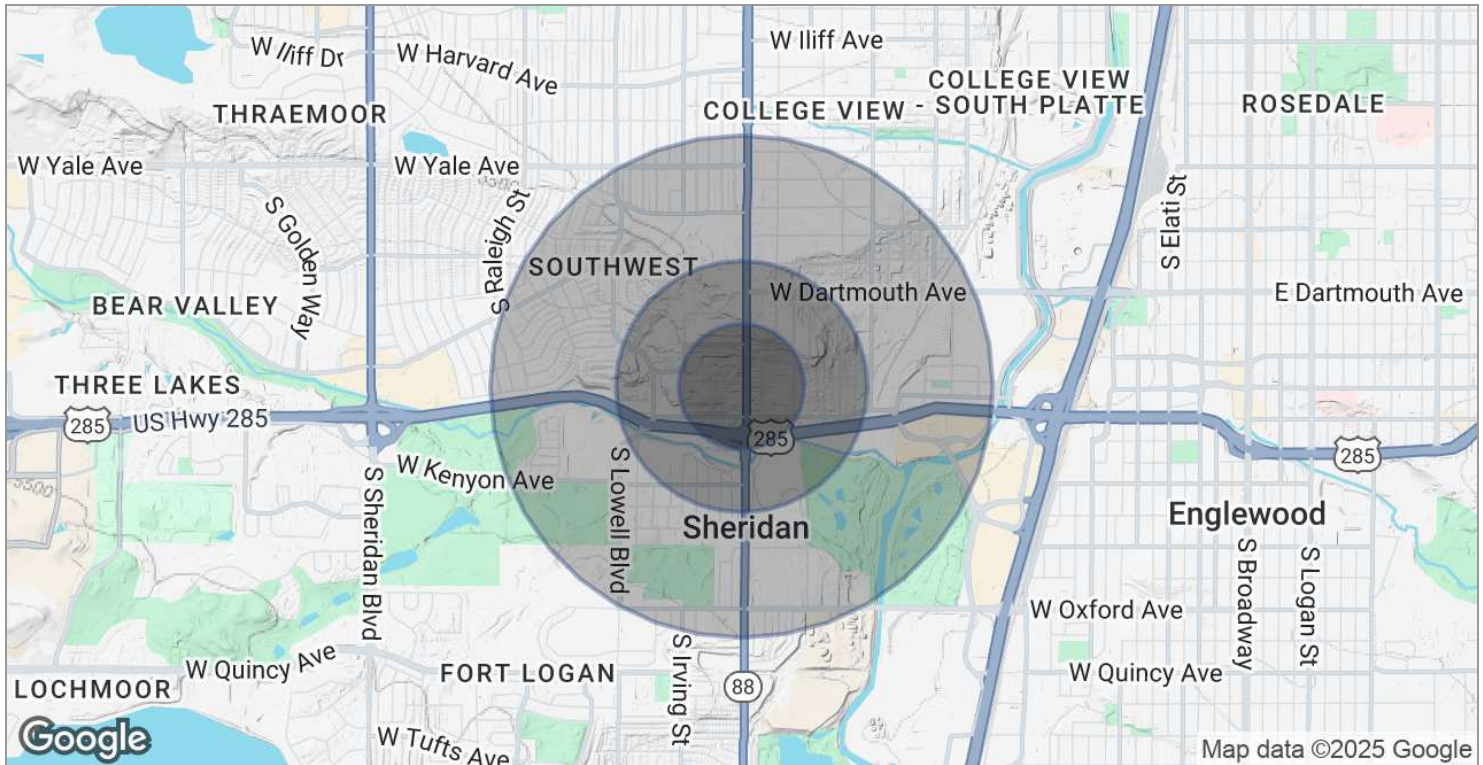
PROPERTY HIGHLIGHTS

- Just three blocks South of Lorretta Heights residential and retail redevelopment.
- 145' of frontage along S. Federal Blvd. (site dimensions of 145'x134')
- Full access available from both South Federal Blvd and West Girard Avenue
- Zoned B-3 Commercial in Arapahoe County (allows fast food or coffee drive thru service and most retail store uses)
- Utilities are available in the adjacent street.
- Available for land lease and/or potential build to suite.
- High traffic counts of 28,223 vehicles per day (per Costar at S. Federal Blvd and W. Girard Ave. in 2022)
- Great for retail and commercial uses
- Owner will consider "seller carry" financing.

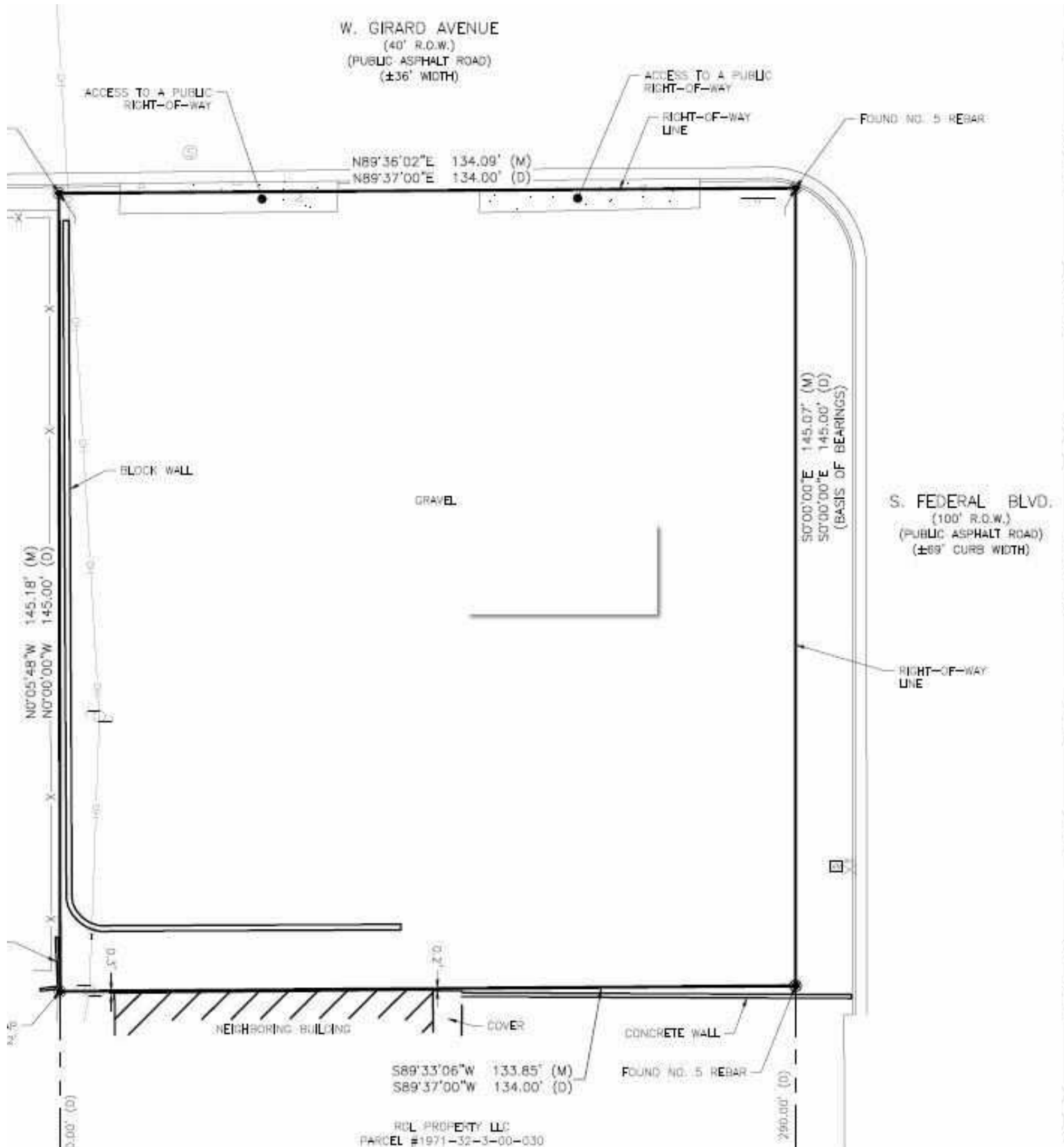
DEVELOPMENT SITE FOR SALE/LEASE

	0.25 MILES	0.5 MILES	1 MILE
Total households	384	1,899	5,683
Total persons per hh	2.8	2.6	2.6
Average hh income	\$53,403	\$51,335	\$59,194
Average house value	\$189,151	\$143,042	\$217,239

	0.25 MILES	0.5 MILES	1 MILE
Total population	1,058	4,898	14,952
Median age	35.6	36.2	38.1
Median age (male)	37.8	35.9	37.7
Median age (female)	31.2	32.4	35.9

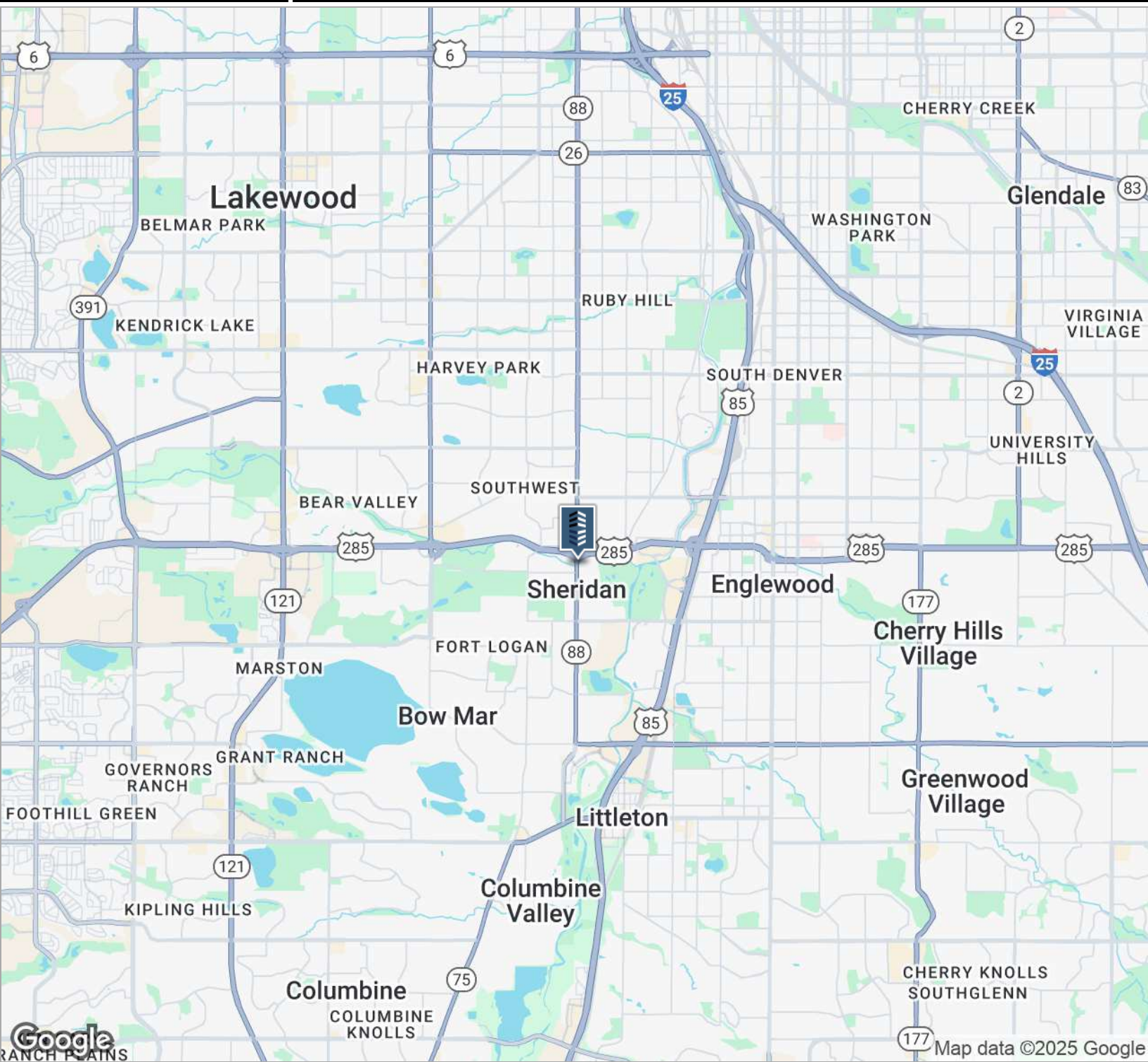


* Demographic data derived from 2020 ACS - US Census



(3421 S FED) 19,428 SF RETAIL DEVELOPMENT SITE LAND LEASE/SALE





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