

FEDERAL RETAIL AVAILABLE

1409 S Federal Boulevard, Denver, Colorado 80219



PROPERTY OVERVIEW:

- AVAILABLE: 7,500 - 8,500 SF
- LEASE RATE: \$12 PSF NNN
- NNN Expense: \$5.24 PSF

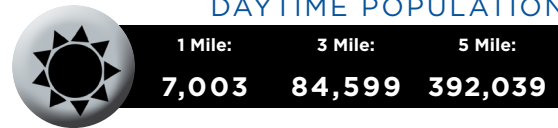
FEATURES:

- Strong Federal traffic
- Adjacent to Denver Health
- Strong restaurants in the center
- Solid demographics
- Local ownership

POPULATION



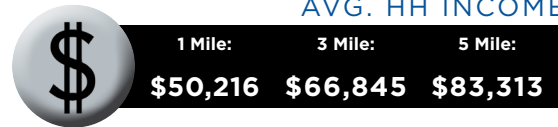
DAYTIME POPULATION



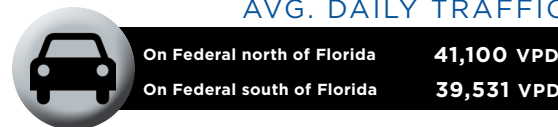
HOUSEHOLDS



AVG. HH INCOME



AVG. DAILY TRAFFIC



DEMOGRAPHICS

For more information,
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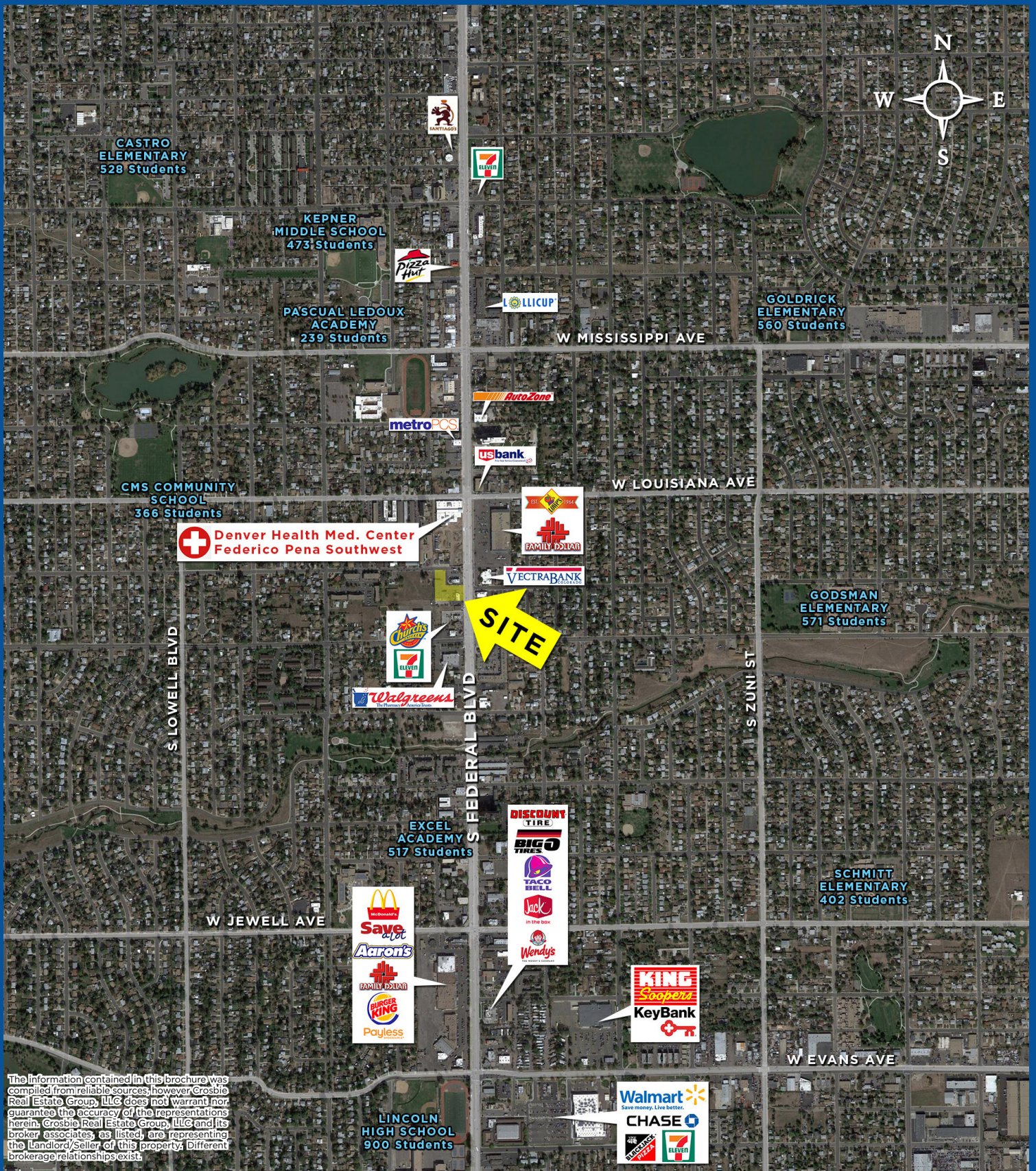
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Disclosure Agreement

