



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:

BRAD GILPIN

SENIOR VICE PRESIDENT

303.512.1196

bgilpin@uniqueprop.com

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

(p) 303.321.5888

(f) 303.321.5889

WWW.UNIQUEPROP.COM



OFFERING SUMMARY

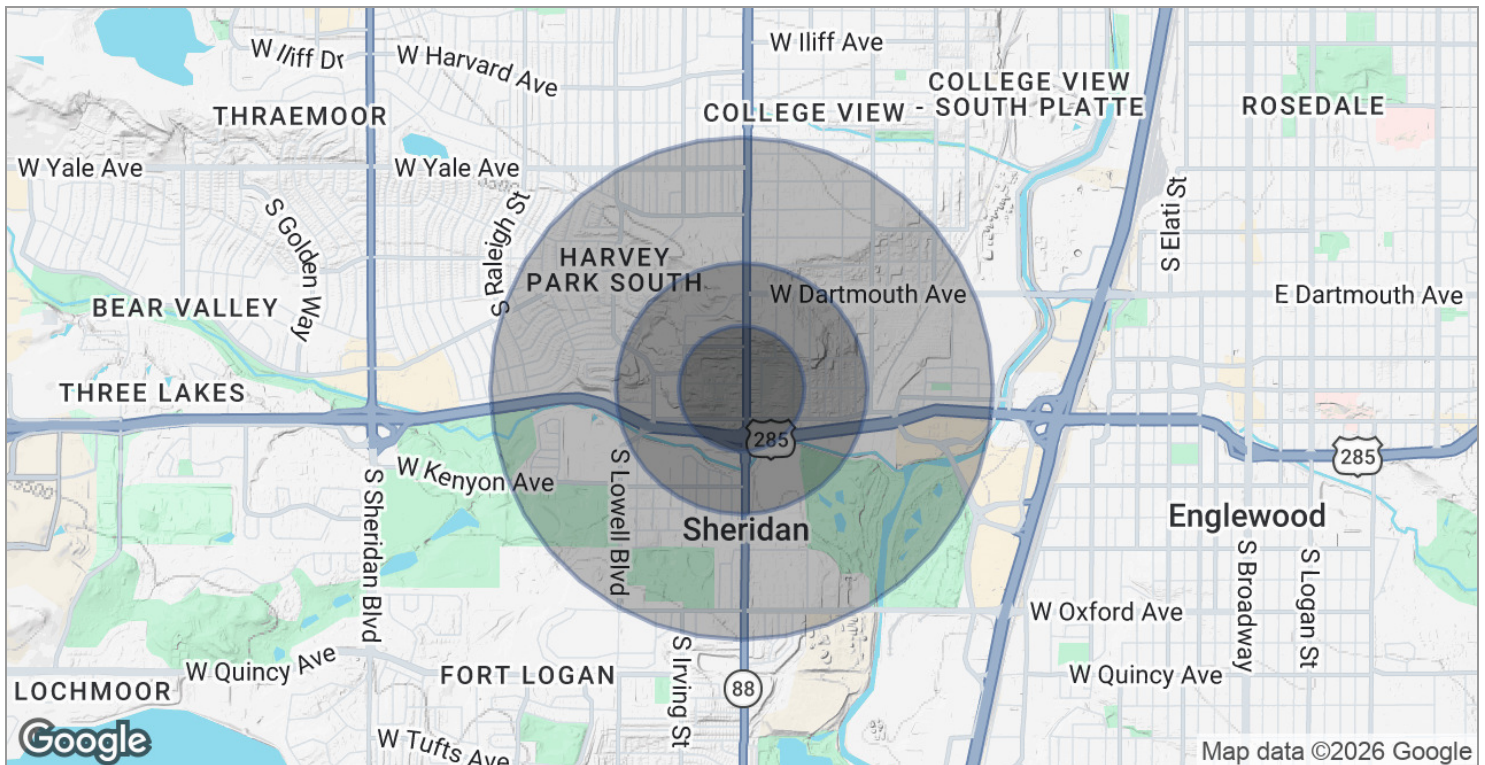
Available SF:	19,428 SF
Lease Rate:	\$3.00/sf/year (NNN)
Sale Price:	\$585,000
Lot Size:	0.45 Acres
Term:	Negotiable
Property Taxes:	\$8,376 per year (2025)
APN #:	1971-32-3-00-029
Zoning:	MU - Mixed Use (residential/office/retail) with high density encouraged
Topography:	Level/Vacant

PROPERTY HIGHLIGHTS

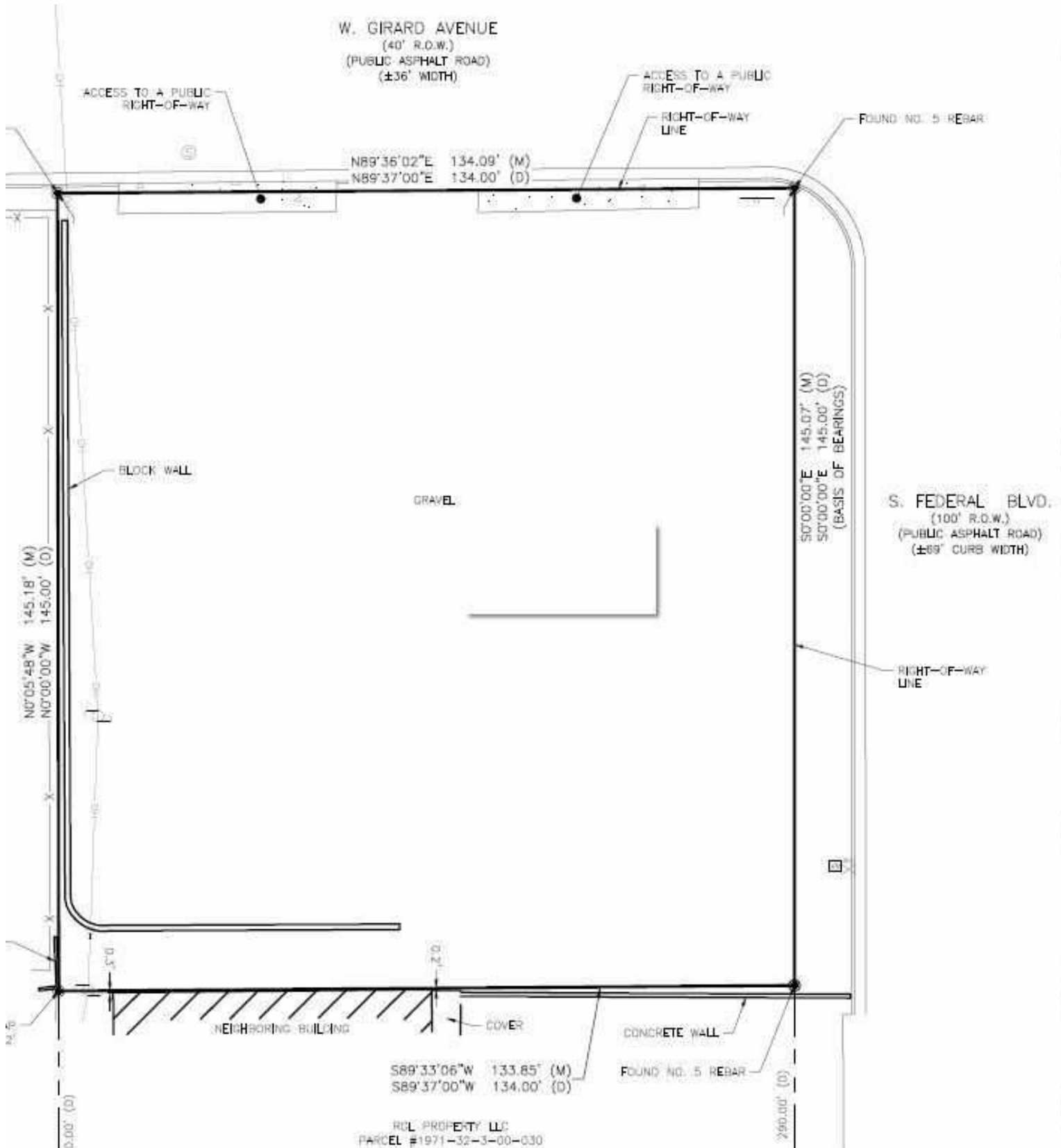
- Price reduced from \$750,000 to just \$585,000
- Part of the 2026 Arapahoe County Transit-Oriented Community Area
- Just two blocks South of Lorretta Heights residential and retail redevelopment
- 145' of frontage along S. Federal Blvd. (site dimensions of 145'x134')
- Full access available from both South Federal Blvd and West Girard Avenue
- Zoned MU in Arapahoe County - Mixed Use (residential/office/retail) with high density encouraged
- Utilities are available in the adjacent street.
- Available for land lease and/or potential build to suite.
- High traffic counts of 28,345 vehicles per day (per Costar at S. Federal Blvd and W. Girard Ave. in 2025)
- Owner will consider "seller carry" financing and short-term pre-construction financing to qualified parties.

	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

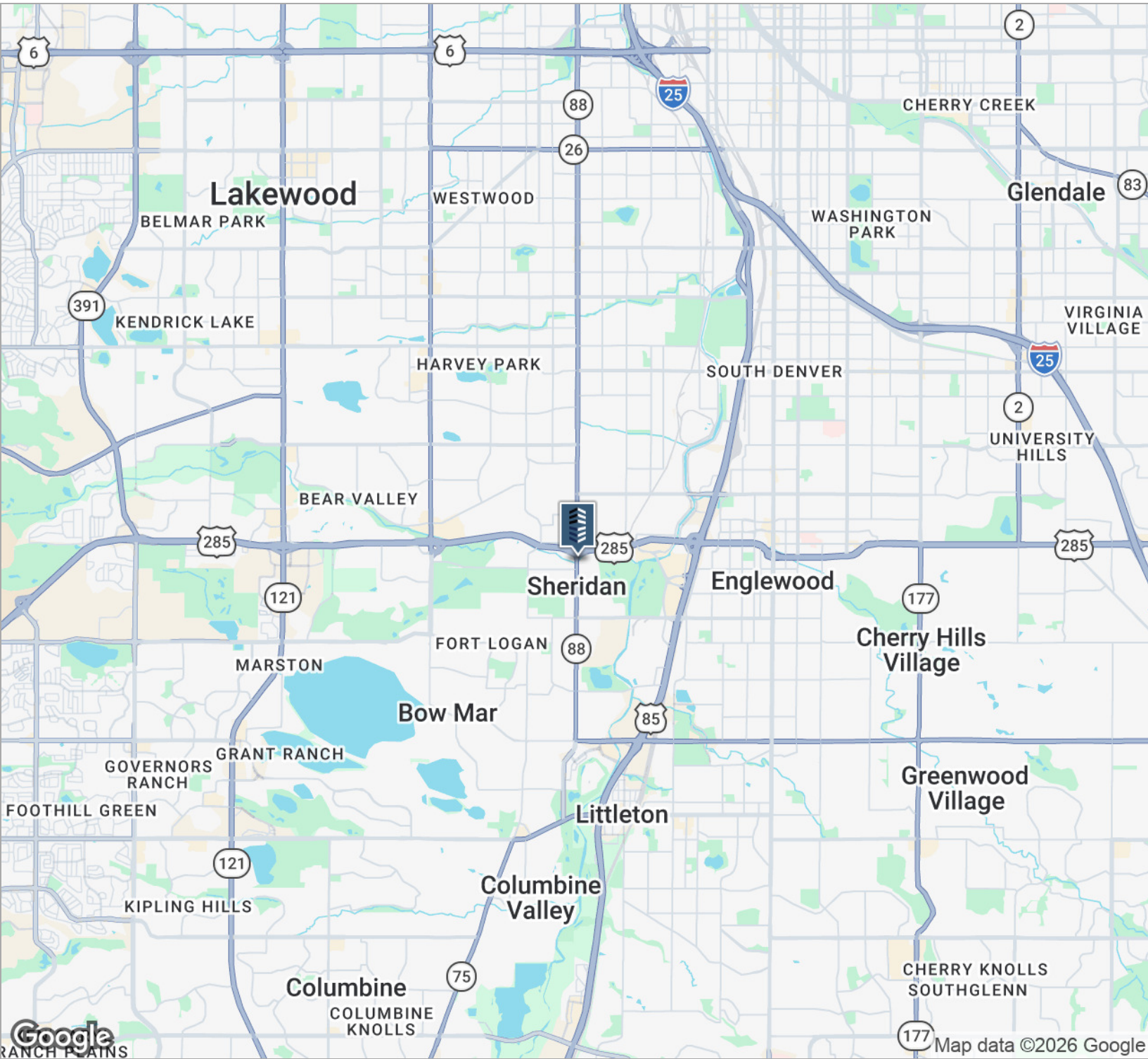


* Demographic data derived from 2020 ACS - US Census



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





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