

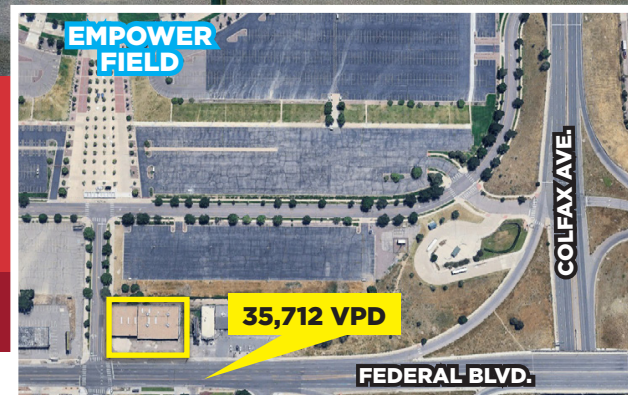
FOR LEASE



1660 Federal Blvd.

Denver, CO 80204

FOR LEASE Retail/Showroom/Flex - Jefferson Park



Property Overview

- **±11,971 SF Total Available** – Contiguous ground floor opportunity combining retail, office, showroom, and warehouse functionality
- **7,360 SF Retail / Office / Showroom + 4,611 SF Warehouse** – Efficient blend of customer-facing space and back-of-house/storage
- **Flexible Layout & Configuration** – Ability to accommodate a wide range of users with adaptable floor plan and buildout potential
- **Seamless Integration of Uses** – Ideal for tenants seeking both storefront presence and operational space in one location
- **Abundant On-Site Parking** – Rare parking offering along Federal Blvd
- **Strong Visibility & Access** – Prominent frontage with high traffic counts and convenient connectivity to major arterials
- **Located on the hard signaled corner** of Federal Blvd. & Dick Conner Ave.
- **Central Denver Location** – Minutes to Downtown, Highlands, and surrounding neighborhoods

Lease Rate : \$16.00/SF NNN
NNN Est. : \$8/SF

Property Facts

Availability	7,360-11,971 SF
Parking	TBD
Warehouse Clear Height	14'
Loading	One 10' x 10' Drive In
Power	208Y/120V, 3-Phase 225 Amps
Zoning	C-MX-5
Parking	37 Surface

Shames Makovsky

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Photos



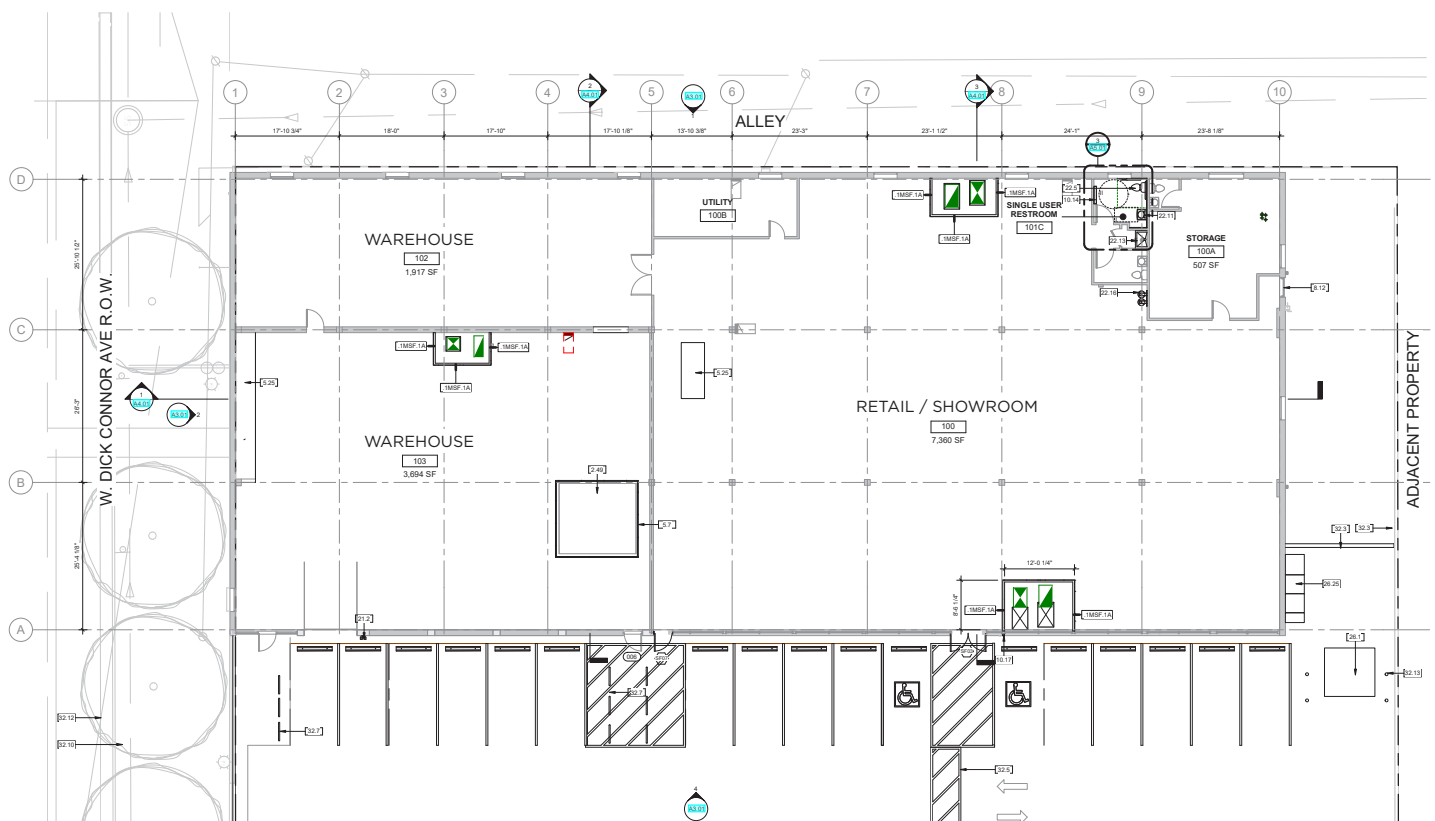
Photos



Photos



Floorplan





DEMOGRAPHICS

1 MI

3 MI

5 MI

CURRENT POPULATION

23,117

248,855

495,300

2030 POPULATION (Est.)

24,484

255,860

505,924

AVG. HH INCOME

\$141,327

\$124,716

\$125,519

DAYTIME EMPLOYEES

11,532

206,468

355,212

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