

# Multi-Tenant Mixed-Use Building For Sale or For Lease

877-881 FEDERAL BLVD, DENVER, COLORADO 80204



## Overview

Now for sale and for lease is a mixed-use opportunity at 877 Federal Blvd. This is a strong play for both an owner-user looking to offset occupancy costs with in-place income, or an investor seeking a stabilized asset along one of Denver's main corridors.

The property is anchored by a long-term, well-established Comfort Dental franchise tenant, providing immediate cash flow, while still offering flexibility for an owner-user to occupy a portion of the building. For lease users, the available space offers a high-visibility location with strong frontage and access, well-suited for retail, office, or service-oriented uses.

Positioned just minutes from downtown with direct connectivity to major thoroughfares, the property benefits from consistent traffic counts and proximity to a mix of surrounding retail and dining amenities, making it a great option for both tenants and future ownership.

For more information or to set up a private tour, please contact Jayme Wilson or Brandon Langiewicz.

Unit:	Size:	Lease Rate:
877	1,594 SF	1,594 SF X \$18.00 SF/YR + \$9.78 NNN = \$3,690.11 / Month + Utilities
879	2,278 SF	2,278 SF X \$18.00 SF/YR + \$9.78 NNN = \$5,273.57 / Month + Utilities
877 + 879	3,872 SF	3,872 SF X \$18.00 SF/YR + \$9.78 NNN = \$8,963.68 / Month + Utilities

## Highlights

- Join Comfort Dental Today!
- Flexible Floor Plan
- Proximity to Dining and Retail amenities
- High Traffic Counts
- Minutes From Downtown
- 24 Off-Street Parking Spaces
- Monument Signage

## Property Details

### Sales Price

- \$2,600,000

### Lease Rate

- \$18 SF/YR  
(+/- \$9.78 NNNs)

### Zoning

- E-MX-3

### Building Size

- 7,900 SF

### Lot Size

- 0.29 Acres

Rev: April 30, 2026





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## Our Network Is Your Edge

All information is from sources deemed reliable and is subject to errors, omissions, change of price, rental, prior sale, and withdrawal without notice. Prospect should carefully verify each item of information contained herein.



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## Jayme Wilson

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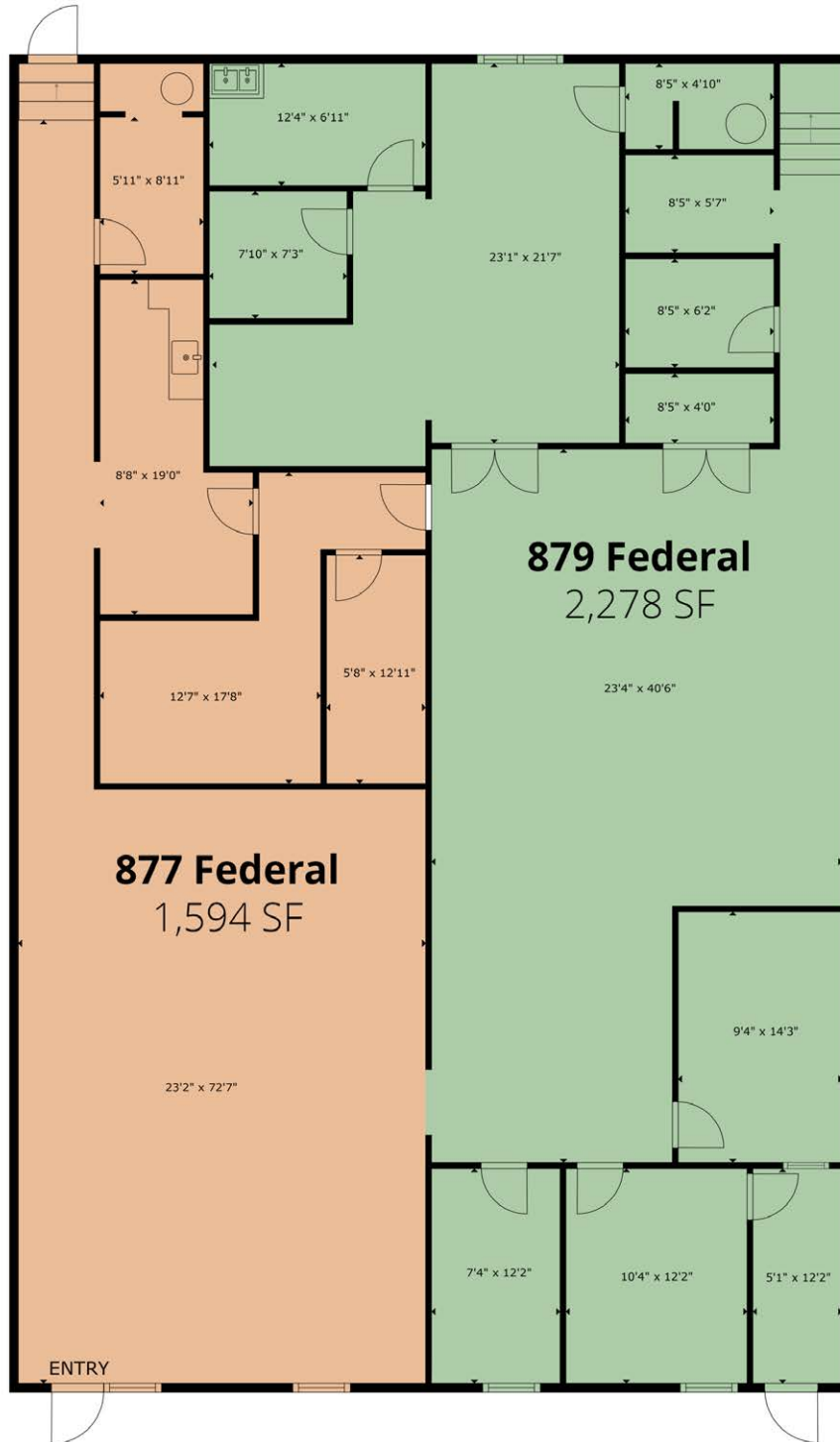
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## DEMOGRAPHICS



257,209  
Population



34.0  
Median Age



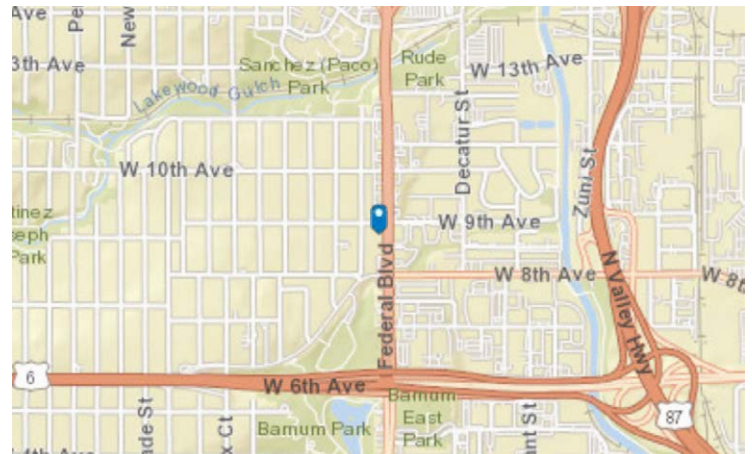
2.0  
Average Household Size



\$92,815  
Median Household Income

## TRAFFIC COUNT

Nearest Cross Street	VPD	Distance (mi)
W 9th Ave	34,000	0.0
Federal Boulevard	35,000	0.1
W 10th Ave	39,000	0.1



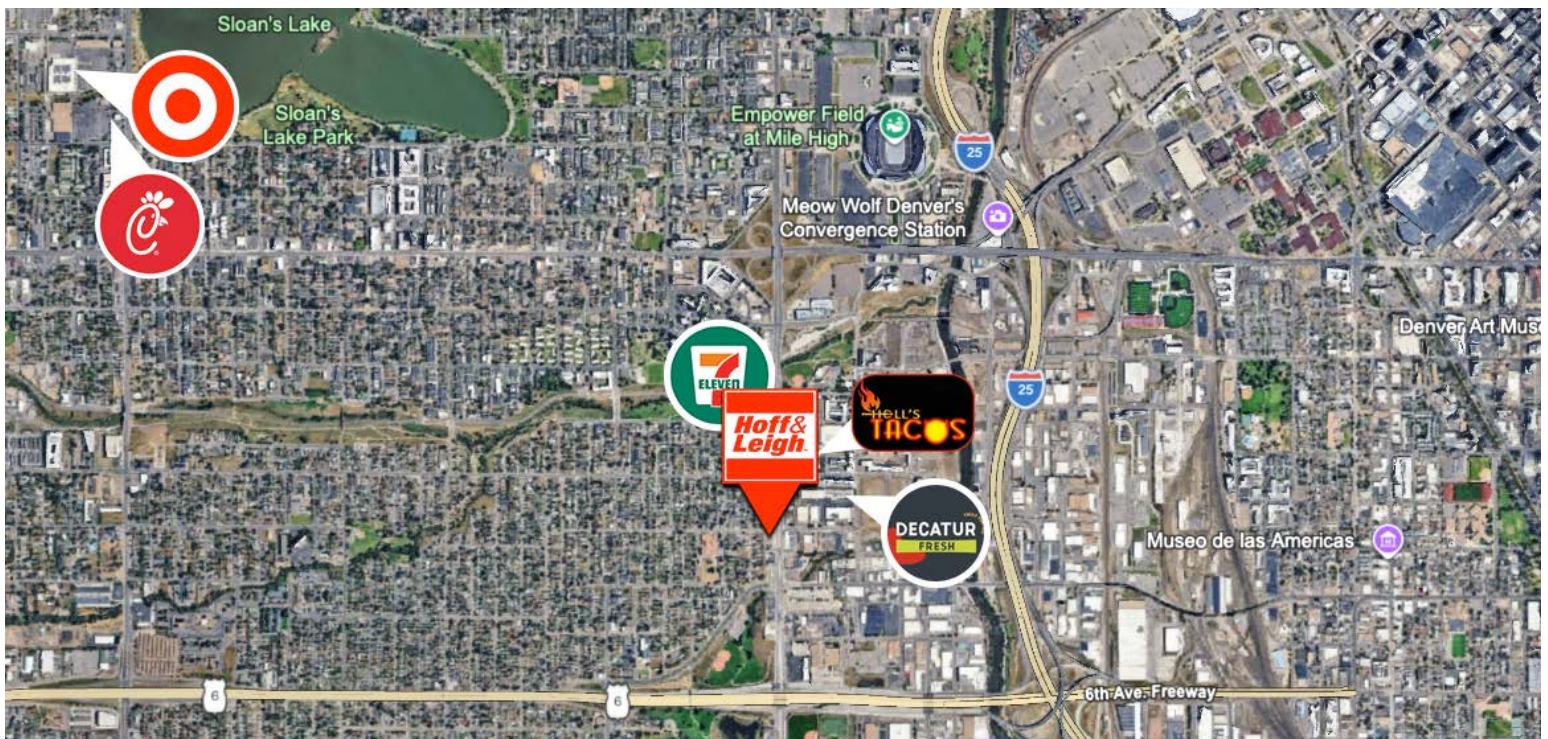
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