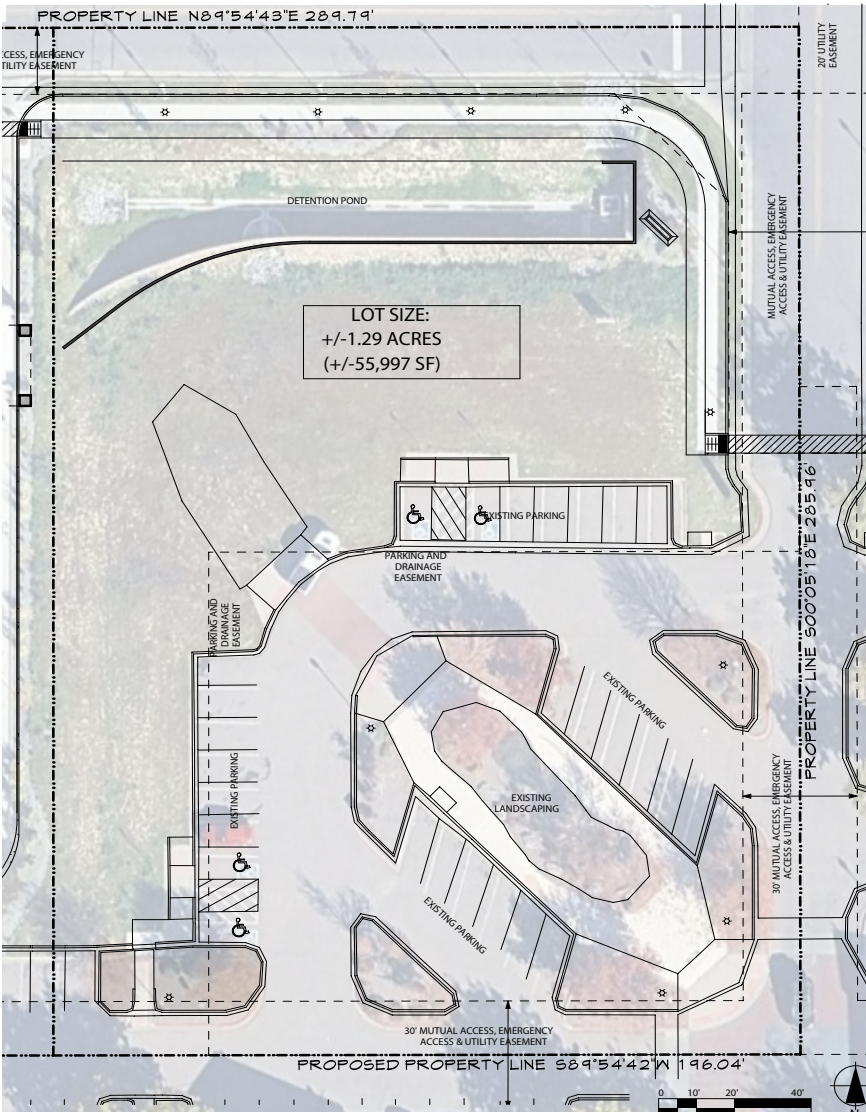


104th Ave & Federal Blvd

Retail / Drive-Thru Site

W 104th Avenue & Federal Boulevard
Federal Heights, Colorado 80260





1.29

Acres

55,997

Square Feet

\$640K

Sale Price (\$11.43/SF)

Ground Lease
Also Available

Contact Brokers for Pricing

Premier Retail Location

Near the Corner of 104th & Federal

Join Zigi's Coffee, Walgreens, Safeway, McDonald's, Smashburger, Chipotle, Panda Express, and Burger King in this desirable retail corridor. Drive-thru allowed!

Pad Site will be delivered with utilities adjacent and detention solved. Existing parking sufficient for many uses.

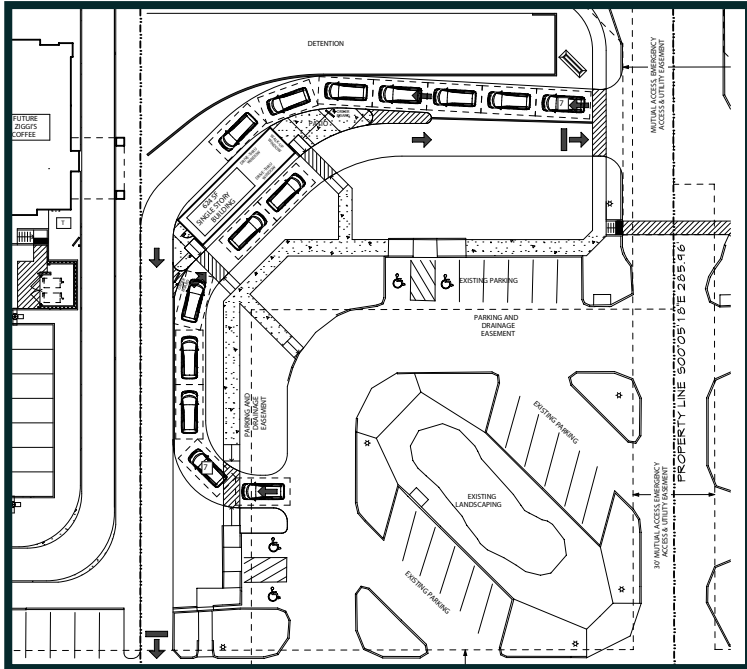
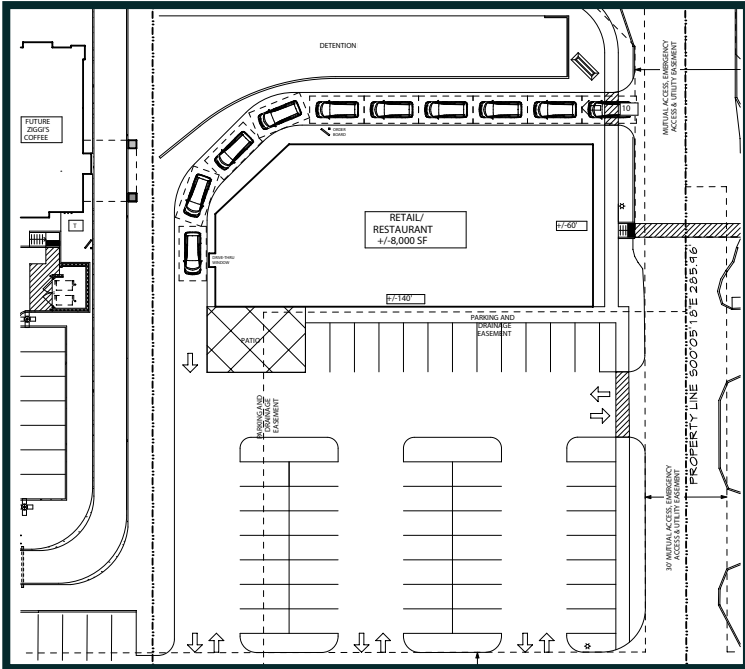
2025 Demographics

	1 Mile	3 Miles	5 Miles
Population	20,467	144,870	369,382
5 Year Projected Population	20,290	144,742	370,794
Households	7,714	55,232	139,843
Average Household Income	\$134,734	\$118,209	\$120,505
5 Year Average Projected Household Income	\$156,185	\$138,111	\$141,093
Daytime Population	13,631	132,929	307,437

Conceptual Plans

~8,000 SF Building with Drive-Thru

~624 SF Building with Drive-Thru



Contact Us

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