

THE LANDING ON FEDERAL

Denver MSA Infill Commercial Land Development
SEC Federal and 102nd - NEC Federal and Cascade
Federal Heights, CO 80260



PHASE III
8.5 Acres M/L

PHASE II
7.5 Acres M/L

PHASE I
15 Acres M/L

PATRICK MCGLINCHY
Managing Director
+1 210 303 3149
patrick.mcglinchey@cushwake.com

JUSTIN GREGORY
Managing Director
+1 303 803 7170
justin.gregory@cushwake.com

JACK LAZZERI
Senior Associate
+1 303 312 4306
jack.lazzeri@cushwake.com



EXECUTIVE SUMMARY

THE LANDING ON FEDERAL

SEC FEDERAL & 102ND - NEC FEDERAL & CASCADE, FEDERAL HEIGHTS, CO 80260



A 1952 aerial view of Ruston Airport in the foreground, with Federal Boulevard in the background

ABOUT THE LANDING ON FEDERAL

One of the Denver Metro's largest remaining infill commercial development opportunities, The Landing on Federal encompasses approximately 35 acres of developable land.

Located within the City of Federal Heights and zoned C-1 Commercial District, the property supports a broad range of commercial and mixed-use development opportunities.

A strategic phasing plan (see page three) enables near-term delivery of high-quality retail pad sites while preserving flexibility for larger-format users and future phases.

The project is backed by a new local ownership group committed to delivering meaningful retail amenities to the community while honoring the site's historic significance as the former Ruston Airfield.

ABOUT RUSTON AIRFIELD

Opened in 1944, Ruston Airport was Colorado's first private airport, established by Harry Hadley Ruston as a post-World War II flight training center for returning veteran pilots transitioning to civilian aviation.

At its peak, the 320-acre airfield featured four grass runways, including one extending approximately 3,900 feet, and operated at 5,550 feet above sea level—making it the highest airport in the Denver metro area until 1960.

The airport became a regional aviation hub for training and education, hosting University of Denver and Regis University student pilots, Civil Air Patrol cadets, and local air shows, supported by on-site hangars, classrooms, and operations facilities.

EXECUTIVE SUMMARY

PHASING PLAN



- » **PHASE I:** From 102nd Ave to just south of 100th Ave, this phase encompasses all of Flightline North and the northernmost portion of Flightline South. Phase 1 consists of commercial pad opportunities for individual users.
- » **PHASE II:** From just south of 100th Ave to Pine Street, this phase encompasses the southernmost portion of Flightline South. Phase 2 consists of larger bulk offerings perfect for larger uses or a retail shopping center.
- » **PHASE III:** From Pine St to Cascade Dr, this phase encompasses all of The Concourse. Phase 3 consists of larger bulk offerings perfect for hospitality, large-format entertainment, or a specialty user.

PROPERTY OVERVIEW

FLIGHTLINE NORTH

FOR SALE OR GROUND LEASE



PRICE:

Call broker for pricing



SIZE:

1-acre minimum size



CITY/COUNTY:

Federal Heights/Adams



ZONING:

Federal Heights C-1 Commercial District



DELIVERY:

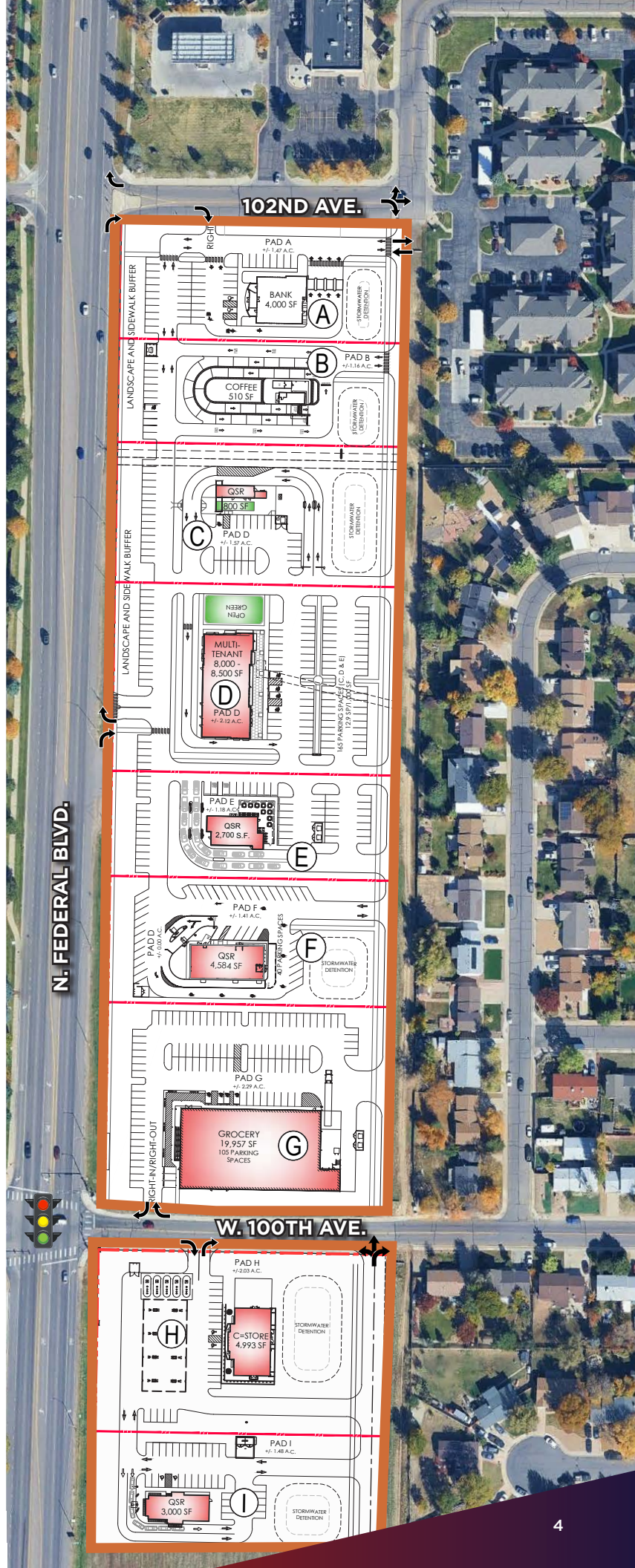
Rough-graded with utilities in adjacent ROW and interior access road in place. On-site detention may be required.



PROJECT PHASE:

Phase 1

All lot uses, lot sizes, and lot lines shown are for illustrative purposes and may be changed to suit buyer/tenant requirements.



PROPERTY OVERVIEW

FLIGHTLINE SOUTH

FOR SALE OR GROUND LEASE



PRICE:

Call broker for pricing



SIZE:

1-acre minimum size for commercial lots in Phase 1, up to 8.5 acres available for larger/bulk purchases in Phase 2



CITY/COUNTY:

Federal Heights/Adams



ZONING:

Federal Heights C-1 Commercial District



DELIVERY:

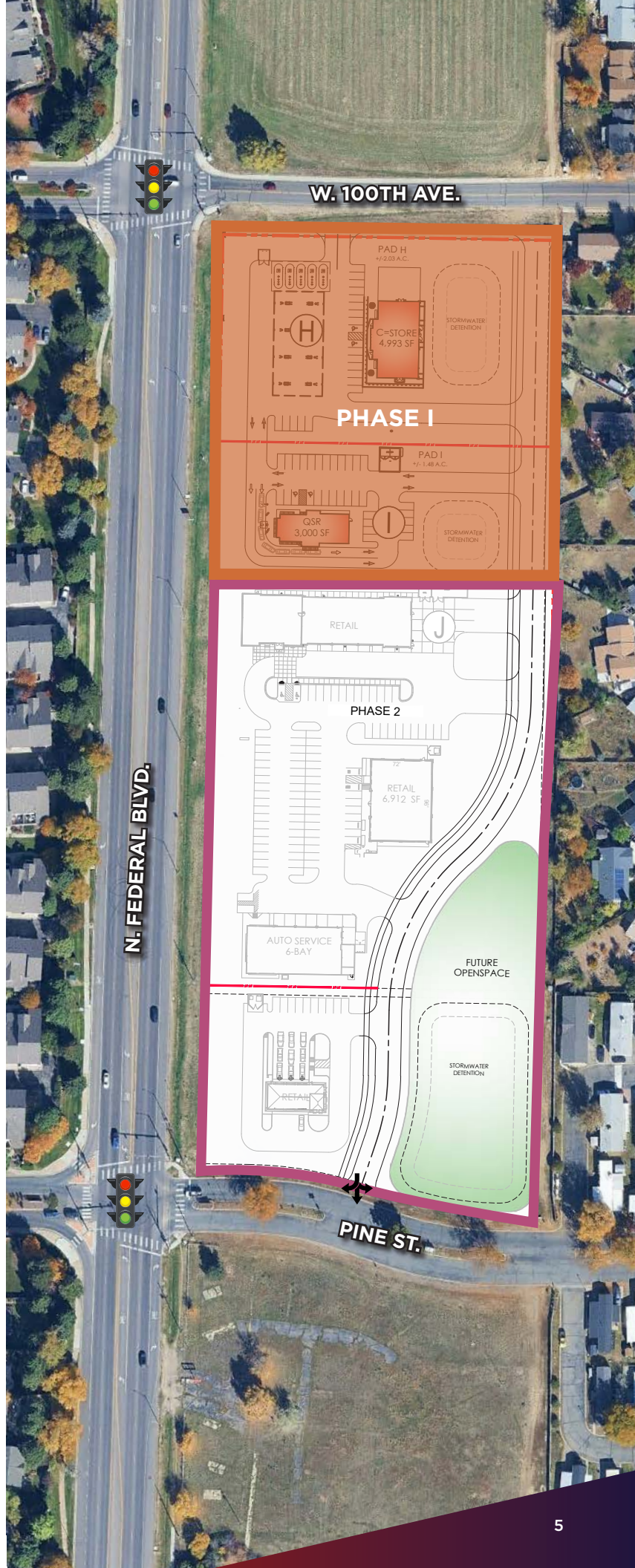
Rough-graded with utilities in adjacent ROW and interior access road in place. On-site detention may be required.



PROJECT PHASE:

Phase 2

All lot uses, lot sizes, and lot lines shown are for illustrative purposes and may be changed to suit buyer/tenant requirements.



PROPERTY OVERVIEW

THE CONCOURSE

FOR SALE OR GROUND LEASE

**PRICE:**

Call broker for pricing

**SIZE:**

Currently seeking only larger/bulk purchases.

**CITY/COUNTY:**

Federal Heights/Adams

**ZONING:**

Federal Heights C-1 Commercial District

**DELIVERY:**

Rough-graded with utilities in adjacent ROW and interior access road in place. On-site detention may be required.

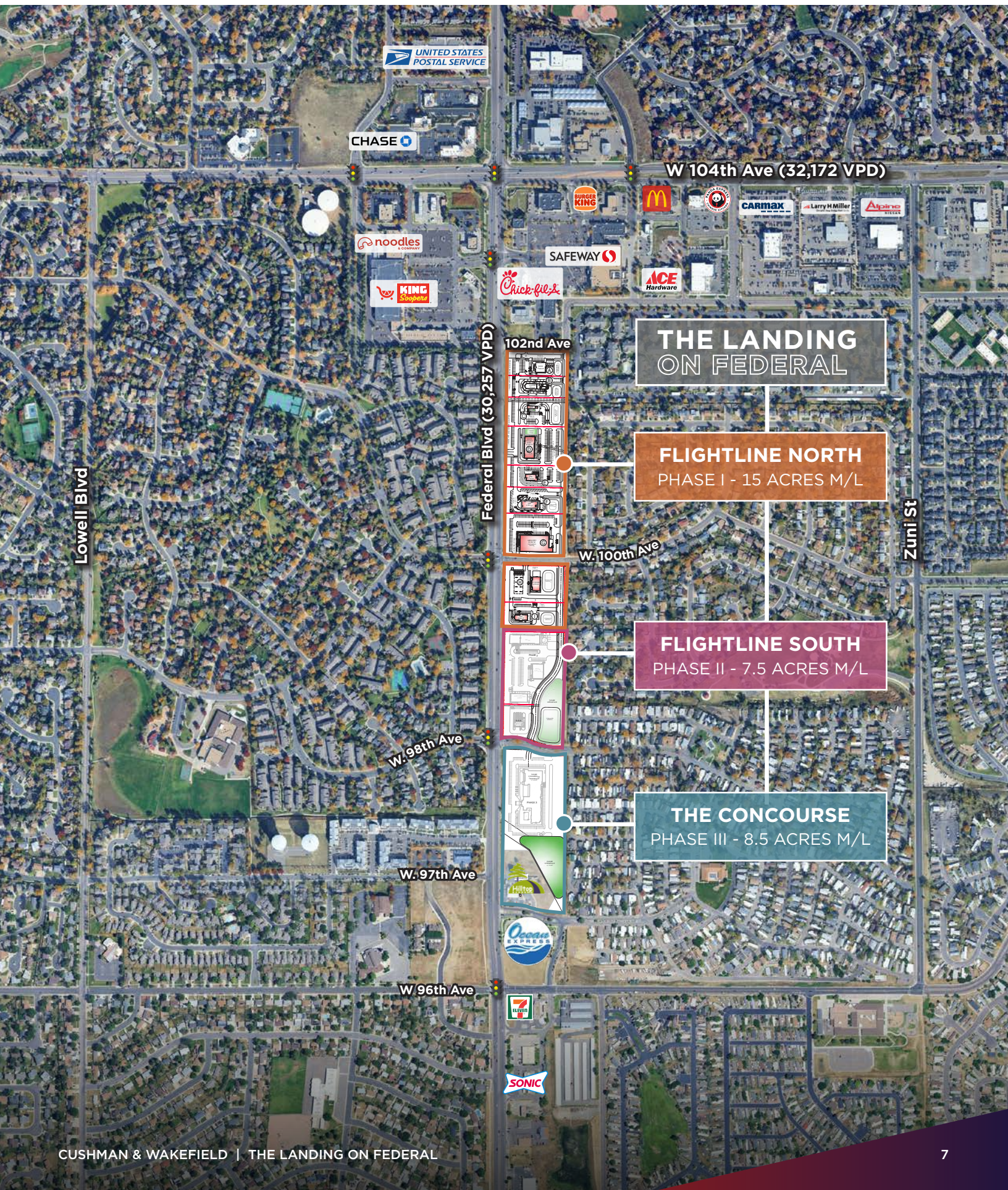
**PROJECT PHASE:**

Phase 3

All lot uses, lot sizes, and lot lines shown are for illustrative purposes and may be changed to suit buyer/tenant requirements.



RETAIL MAP

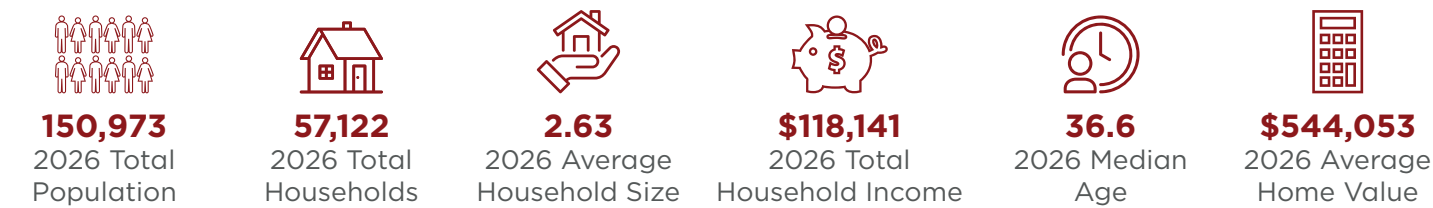


TRADE AREA

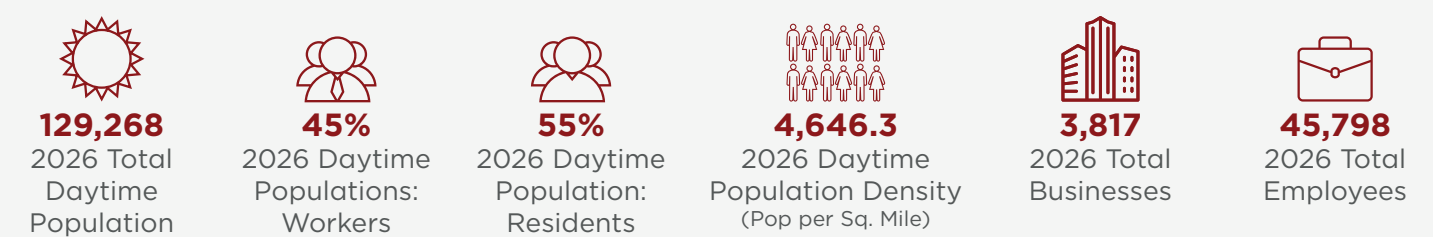


DEMOGRAPHICS: 3 MILES

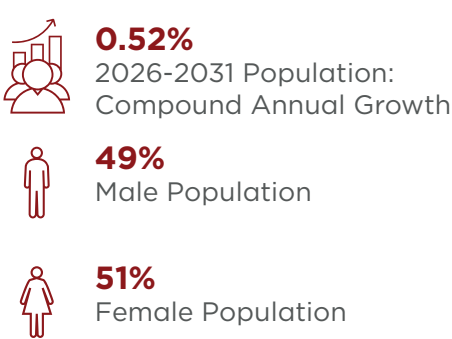
HOUSEHOLDS



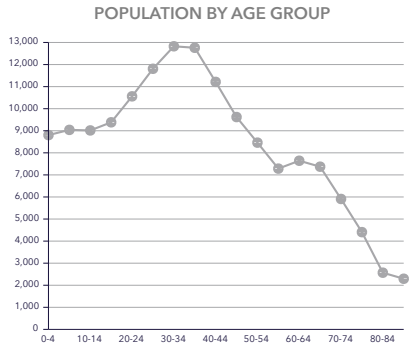
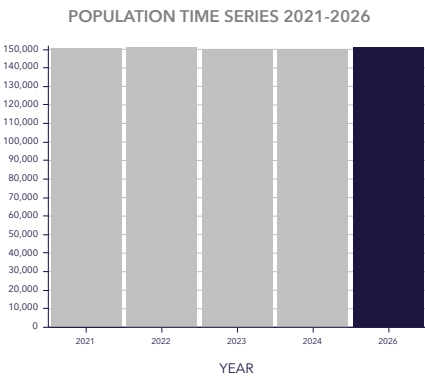
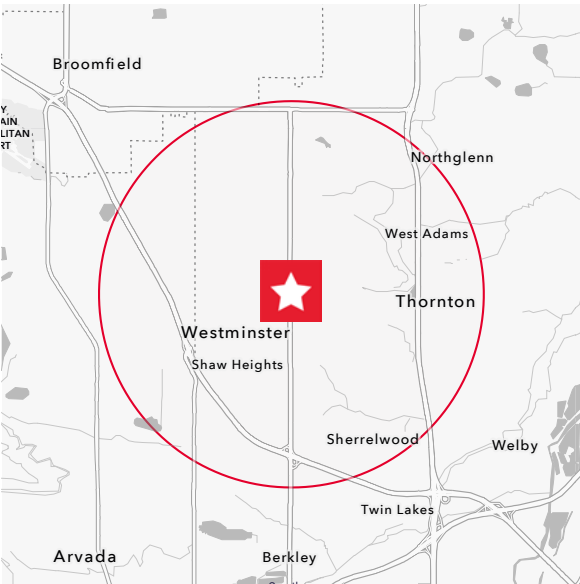
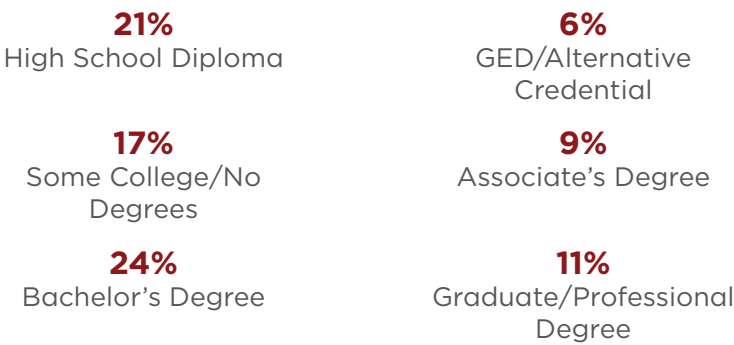
EMPLOYMENT



POPULATION



EDUCATIONAL ATTAINMENT



THE LANDING ON FEDERAL



Federal Heights, CO 80260



ABOUT COLORADO RETAIL SERVICES

Patrick McGlinchey, Justin Gregory and Jack Lazzeri comprise Cushman & Wakefield's Colorado Retail Services team, based in the firm's Denver office. The team specializes in all facets of retail and commercial land across Colorado and the surrounding region. Together, they have completed hundreds of transactions totaling more than \$500 million in value and are consistently recognized as a top-producing team within their asset class.

The team brings long-standing experience and continuity, with Patrick and Justin having partnered for over a decade and Jack working alongside them for more than six years. They are supported exclusively by brokerage specialist Nico Demetrian, who brings more than a decade of brokerage experience, further enhancing the team's execution and elevating the level of client service they deliver. Their approach is grounded in a set of core principles: responsive execution, data-driven brokerage, a modern and efficient organizational structure, best-in-class marketing, and a high-energy, client-focused mindset.

PATRICK MCGLINCHHEY

Managing Director

+1 210 303 3149

patrick.mcglinchey@cushwake.com

JUSTIN GREGORY

Managing Director

+1 303 803 7170

justin.gregory@cushwake.com

JACK LAZZERI

Senior Associate

+1 303 312 4306

jack.lazzeri@cushwake.com

[CUSHMANWAKEFIELD.COM](https://www.cushmanwakefield.com)

©2026 Cushman & Wakefield. All rights reserved. The information contained in this communication is strictly confidential. This information has been obtained from sources believed to be reliable but has not been verified. NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE CONDITION OF THE PROPERTY (OR PROPERTIES) REFERENCED HEREIN OR AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION CONTAINED HEREIN, AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, WITHDRAWAL WITHOUT NOTICE, AND TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY THE PROPERTY OWNER(S). ANY PROJECTIONS, OPINIONS OR ESTIMATES ARE SUBJECT TO UNCERTAINTY AND DO NOT SIGNIFY CURRENT OR FUTURE PROPERTY PERFORMANCE.