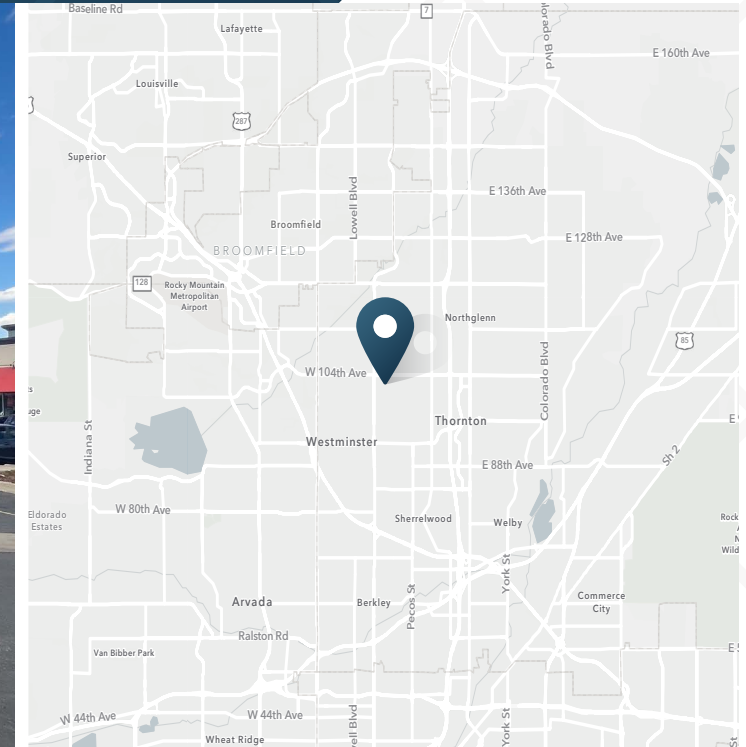


Federal Plaza East

2690 W 104th Ave | Denver, CO 80234



AVAILABLE

1,400 SF
1,800 SF - Available 8/1/26

RATE

\$30.00 - \$32.00

NNN

\$19.56/SF

ABOUT THE PROPERTY

- Second generation restaurants
- Join Panda Express, Jersey Mike's and Bank of America
- Adjacent to a Safeway anchored center
- Direct exposure to 104th Ave just east of Federal Blvd
- **CONFIDENTIAL, TENANTS OPERATING**

TRAFFIC COUNTS

W 104th Ave 31,348 VPD
Federal Blvd 30,610 VPD
Year: 2025 | Source: Esri

DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Population	20,844	145,124	372,635
Daytime Population	14,039	134,816	314,605
Avg. Household Income	\$129,033	\$117,353	\$119,590
Estimated Households	7,910	55,666	141,979
Year: 2025 Source: Esri			

CONTACT

Tami Lord | 303.390.5244
tami.lord@srsre.com

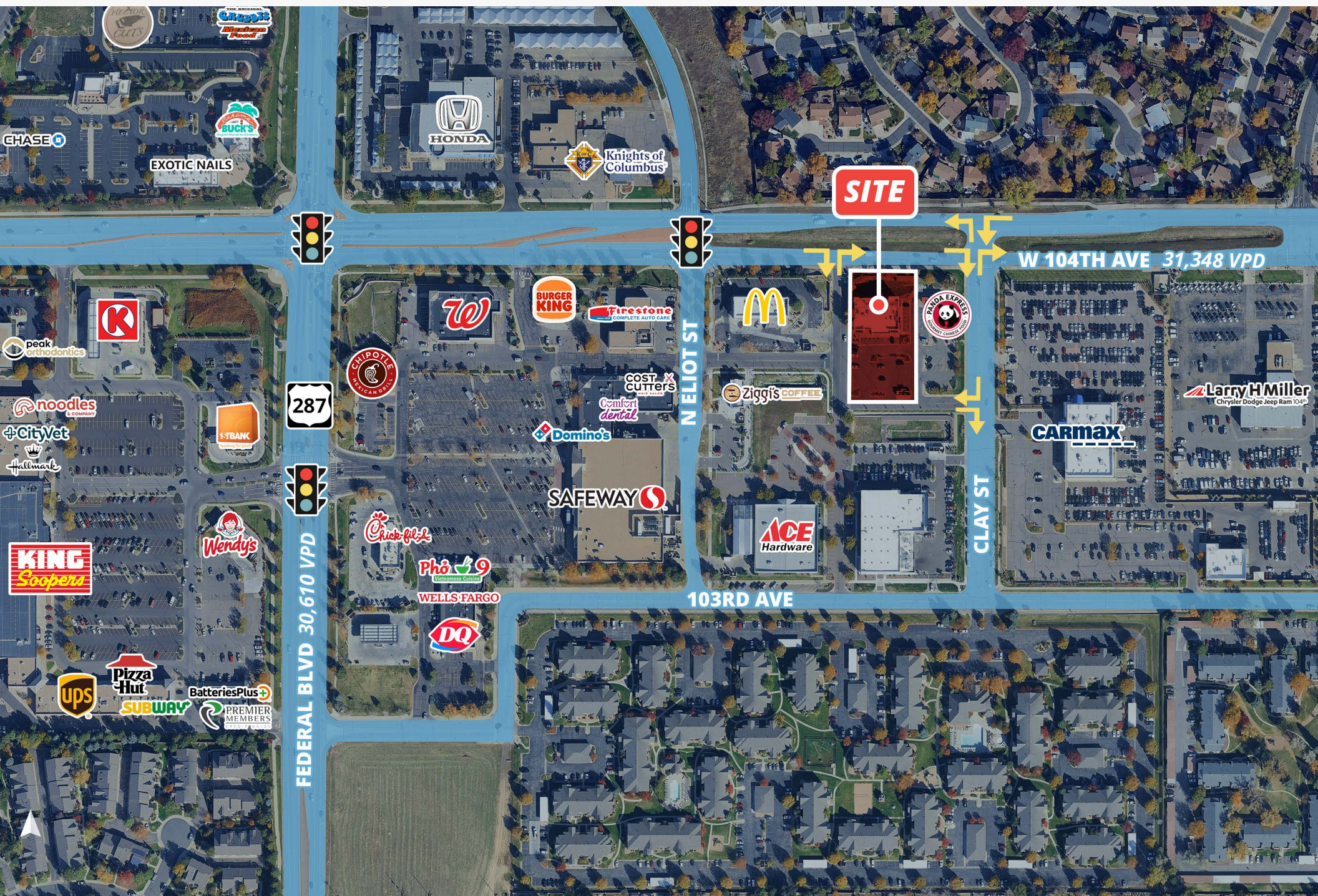
Federal Plaza East

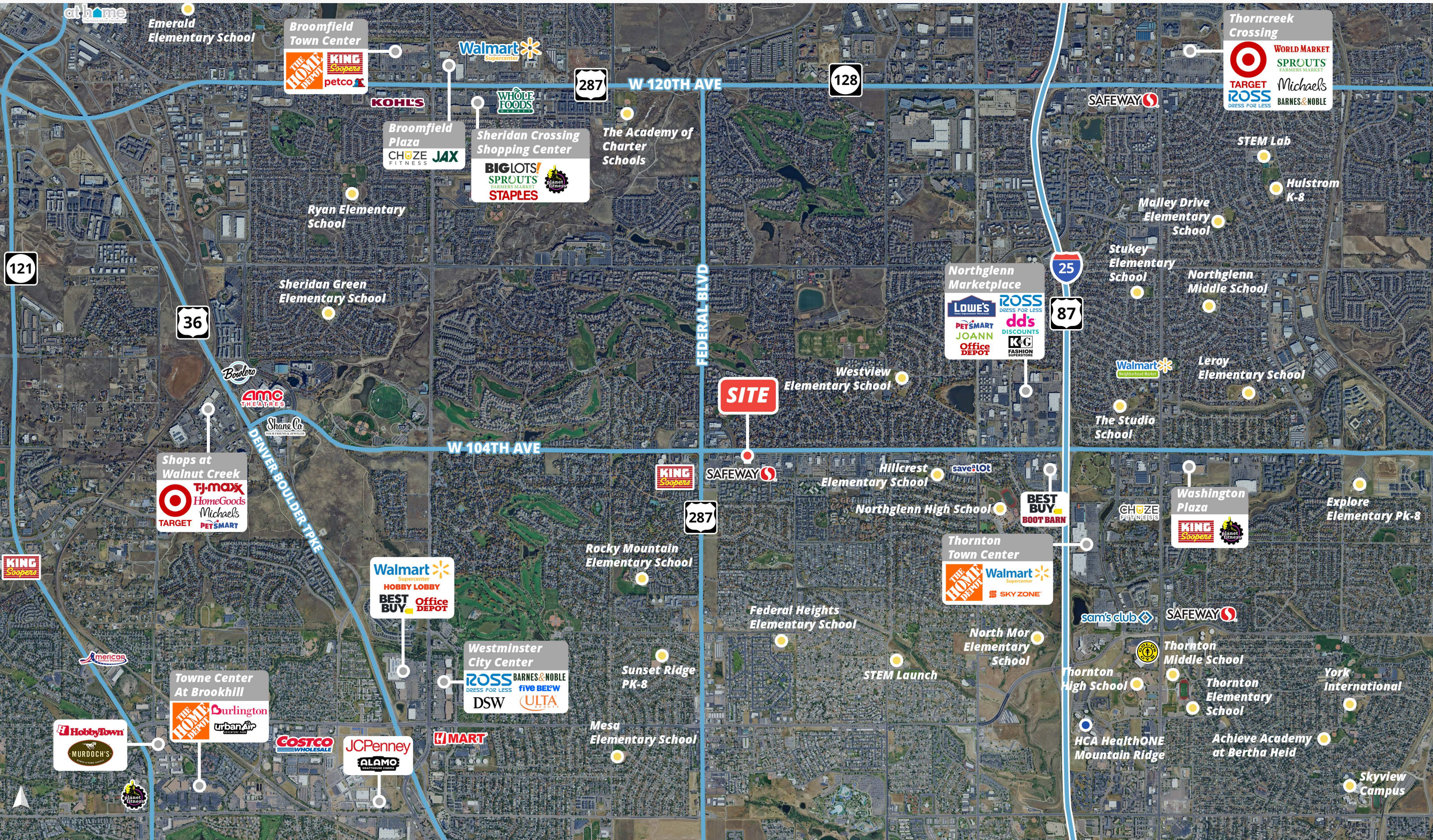
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DEMOGRAPHIC HIGHLIGHTS

Population

	1 Mile	3 Miles	5 Miles
2025 Estimated Population	20,844	145,124	372,635
2030 Projected Population	21,067	146,540	377,510
Projected Annual Growth 2025 to 2030	0.21%	0.19%	0.26%

Daytime Population

2025 Daytime Population	14,039	134,816	314,605
Workers	3,947	66,136	171,887
Residents	10,092	68,680	171,887

Income

2025 Est. Average Household Income	\$129,033	\$117,353	\$119,590
2025 Est. Median Household Income	\$97,410	\$90,298	\$94,473

Households & Growth

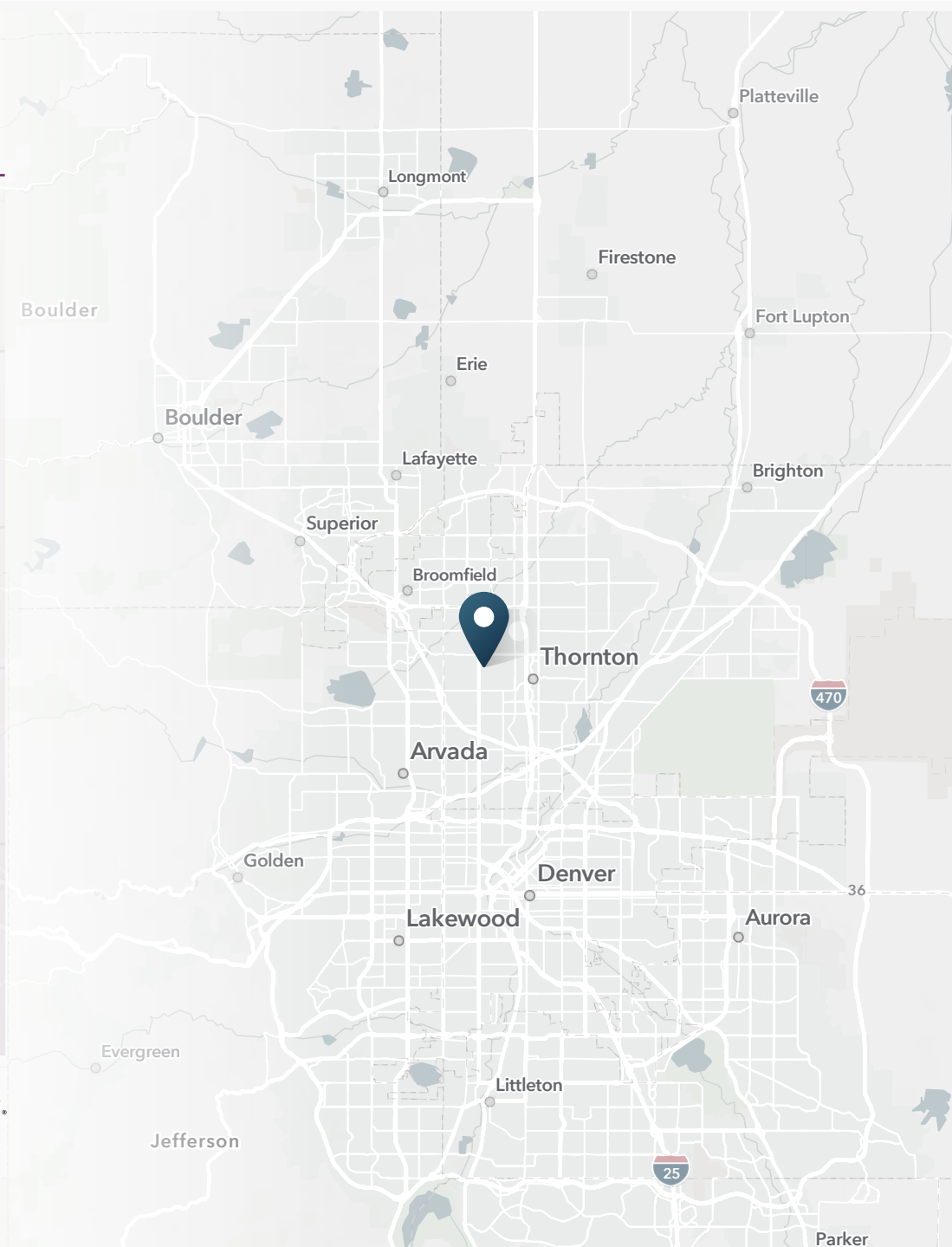
2025 Estimated Households	7,910	55,666	141,979
2030 Projected Households	8,058	56,613	145,213
Projected Annual Growth 2025 to 2030	0.37%	0.34%	0.45%

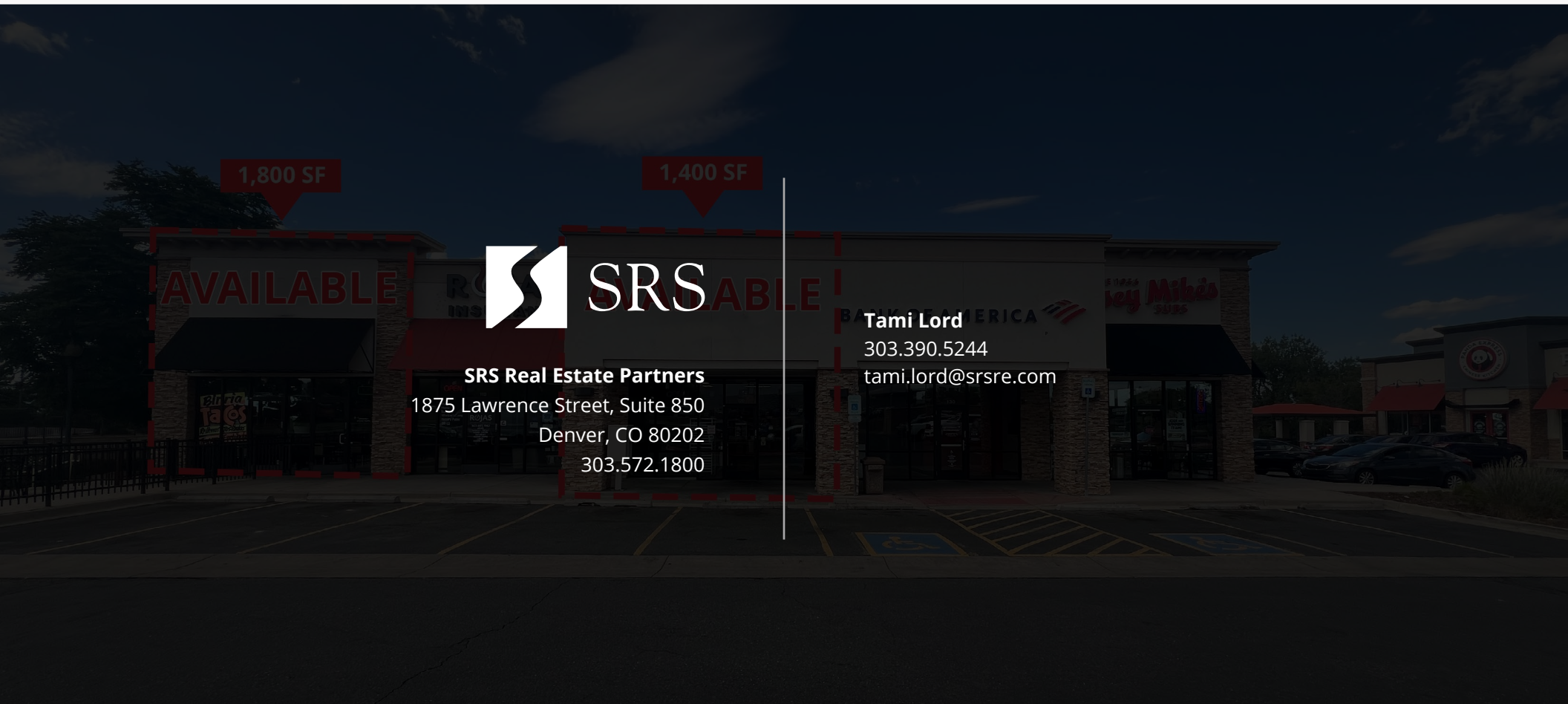
Race & Ethnicity

2025 Est. White	58%	58%	60%
2025 Est. Black or African American	1%	2%	2%
2025 Est. Asian or Pacific Islander	6%	6%	5%
2025 Est. American Indian or Native Alaskan	1%	2%	2%
2025 Est. Other Races	33%	33%	31%
2025 Est. Hispanic	40%	39%	37%

> **Want more?** Contact us for a complete demographic, foot-traffic, and mobile data insights report.

SOURCE





SRS

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