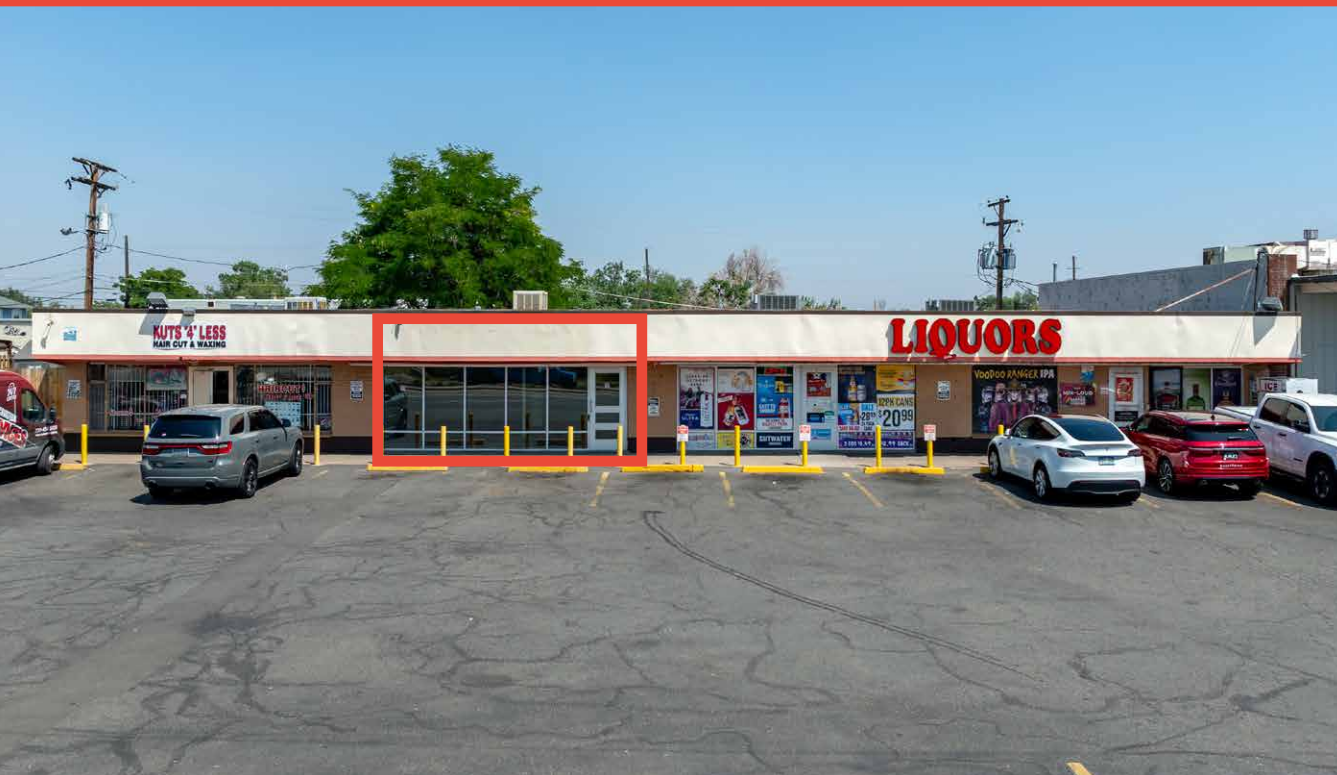




ZALL
COMMERCIAL
REAL ESTATE

2412 S. Federal Blvd.
2412 South Federal Boulevard, Denver, CO 80219

1,508 SF Retail Space Available On Busy S. Federal Blvd.



For Lease

\$20.00/SF | Est. NNN: \$8/SF

- Outstanding storefront visibility with floor-to-ceiling windows
- Dedicated front-door parking for customers and employees
- Excellent signage opportunity along one of Denver's most traveled commercial corridors
- Efficient layout featuring an open sales floor, employee area, and storage room
- Ideal for retail, medical, beauty, wellness, professional services, or specialty concepts
- Former wireless retail location with an existing retail buildout, allowing for a faster occupancy

For leasing information, contact

Ellen Cummings
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206.478.5658

Marin Dornseif
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720.217.9884

Jacqueline Pisoni
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Located in one of Denver's Busiest Neighborhood Retail Corridors

This 1,508 SF storefront at 2412 S. Federal Boulevard offers exceptional street presence with expansive floor-to-ceiling windows, prominent signage, convenient front parking, and excellent accessibility. The functional floor plan combines an open retail showroom with dedicated employee and storage areas, making it ideal for a variety of retail and service-oriented users. Whether you're expanding an existing brand or opening your first location, this highly visible Federal Boulevard location provides the exposure and convenience needed to attract both neighborhood customers and daily commuters.

- High-visibility location on one of southwest Denver's primary commercial corridors
- Strong daily traffic exposure and easy customer access along S. Federal Boulevard
- Move-in-ready retail configuration minimizes build-out costs
- Ample storefront glass creates excellent merchandising opportunities
- Front parking makes quick customer visits easy
- Public transit access directly in front of the property
- Flexible space suitable for a wide range of retail and service businesses
- Dense surrounding residential neighborhoods provide a built-in customer base
- Excellent opportunity for local businesses looking to increase brand visibility



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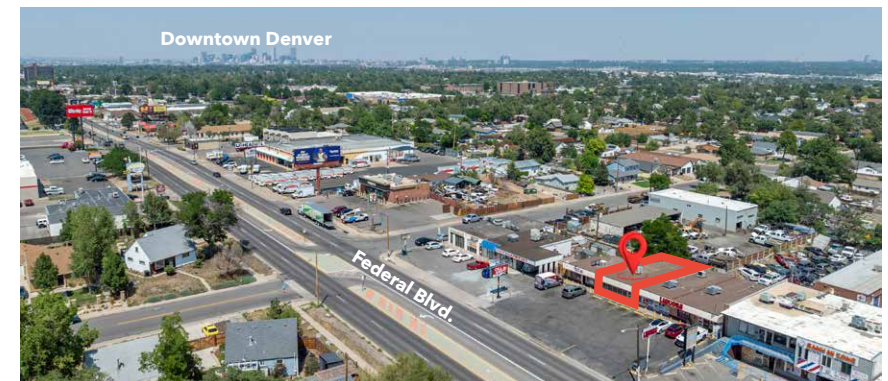
2412 South Federal Boulevard, Denver, CO 80219

Location Highlights

- Convenient right-in/right-out access from S. Federal Boulevard
- Located directly on the RTD Federal Boulevard bus line, providing easy customer and employee access
- Surrounded by established neighborhood retailers and service businesses

Demographics

	1 Mile	3 Miles	5 Miles
Population	19,958	151,123	412,513
Households	6,806	58,144	179,481
Avg. HH Income	\$93,956	\$110,224	\$119,685



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DIFFERENT BROKERAGE RELATIONSHIPS ARE AVAILABLE WHICH INCLUDE LANDLORD AGENCY, TENANT AGENCY OR TRANSACTION-BROKERAGE.

BROKERAGE DISCLOSURE TO TENANT

DEFINITIONS OF WORKING RELATIONSHIPS

For purposes of this document, landlord includes sublandlord and tenant includes subtenant.

Landlord's Agent: A landlord's agent works solely on behalf of the landlord to promote the interests of the landlord with the utmost good faith, loyalty and fidelity. The agent negotiates on behalf of and acts as an advocate for the landlord. The landlord's agent must disclose to potential tenants all adverse material facts actually known by the landlord's agent about the property. A separate written listing agreement is required which sets forth the duties and obligations of the broker and the landlord.

Tenant's Agent: A tenant's agent works solely on behalf of the tenant to promote the interests of the tenant with the utmost good faith, loyalty and fidelity. The agent negotiates on behalf of and acts as an advocate for the tenant. The tenant's agent must disclose to potential landlords all adverse material facts actually known by the tenant's agent, including the tenant's financial ability to perform the terms of the transaction and, if a residential property, whether the tenant intends to occupy the property. A separate written tenant agency agreement is required which sets forth the duties and obligations of the broker and the tenant.

Transaction-Broker: A transaction-broker assists the tenant or landlord or both throughout a real estate transaction by performing terms of any written or oral agreement, fully informing the parties, presenting all offers and assisting the parties with any contracts, including the closing of the transaction, without being an agent or advocate for any of the parties. A transaction-broker must use reasonable skill and care in the performance of any oral or written agreement, and must make the same disclosures as agents about all adverse material facts actually known by the transaction-broker concerning a property or a tenant's financial ability to perform the terms of a transaction and, if a residential property, whether the tenant intends to occupy the property. No written agreement is required.

Customer: A customer is a party to a real estate transaction with whom the broker has no brokerage relationship because such party has not engaged or employed the broker, either as the party's agent or as the party's transaction-broker.

RELATIONSHIP BETWEEN BROKER AND TENANT

Broker and Tenant referenced below have NOT entered into a tenant agency agreement. The working relationship specified below is for a specific property described as:

2412 S. Federal Boulevard, Denver, CO 80219

or real estate which substantially meets the following requirements:

Tenant understands that Tenant is not liable for Broker's acts or omissions that have not been approved, directed, or ratified by Tenant.

CHECK ONE BOX ONLY:

☐ **Multiple-Person Firm.** Broker, referenced below, is designated by Brokerage Firm to serve as Broker. If more than one individual is so designated, then references in this document to Broker shall include all persons so designated, including substitute or additional brokers. The brokerage relationship exists only with Broker and does not extend to the employing broker, Brokerage Firm or to any other brokers employed or engaged by Brokerage Firm who are not so designated.

☐ **One-Person Firm.** If Broker is a real estate brokerage firm with only one licensed natural person, then any references to Broker or Brokerage Firm mean both the licensed natural person and brokerage firm who shall serve as Broker.

CHECK ONE BOX ONLY:

☐ **Customer.** Broker is the ☐ landlord's agent ☐ landlord's transaction-broker and Tenant is a customer. Broker intends to perform the following list of tasks: ☐ Show the premises ☐ Prepare and Convey written offers, counteroffers and agreements to amend or extend the contract. Broker is not the agent or transaction-broker of Tenant.

☐ **Customer for Broker's Listings – Transaction-Brokerage for Other Properties.** When Broker is the landlord's agent or landlord's transaction-broker, Tenant is a customer. When Broker is not the landlord's agent or landlord's transaction-broker, Broker is a transaction-broker assisting Tenant in the transaction. Broker is not the agent of Tenant.

☐ **Transaction-Brokerage Only.** Broker is a transaction-broker assisting the Tenant in the transaction. Broker is not the agent of Tenant.

If Broker is acting as a transaction-broker, Tenant consents to Broker's disclosure of Tenant's confidential information to the supervising broker or designee for the purpose of proper supervision, provided such supervising broker or designee shall not further disclose such information without consent of Tenant, or use such information to the detriment of Tenant.

THIS IS NOT A CONTRACT.

If this is a residential transaction, the following provision applies:

MEGAN'S LAW. If the presence of a registered sex offender is a matter of concern to Tenant, Tenant understands that Tenant must contact local law enforcement officials regarding obtaining such information.

TENANT ACKNOWLEDGMENT:

Tenant acknowledges receipt of this document on _____.

Tenant

Tenant

BROKER ACKNOWLEDGMENT:

On _____, Broker provided _____ (Tenant) with this document via _____ and retained a copy for Broker's records.

Brokerage Firm's Name: _____

/s/ Stuart Zall (original signature on file and available upon request)

Broker