

FULLY ENTITLED DEVELOPMENT OFFERING MEMORANDUM

# 3132 Federal Blvd

DENVER, COLORADO



OFFERING MEMORANDUM

BANYAN REAL ESTATE LLC  
387 Corona St, Ste 501  
Denver, CO 80218



PRESENTED BY: \_\_\_\_\_

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# PROPERTY SUMMARY

3132 Federal Blvd



## Property Summary

Price:	\$800,000
Zoning:	U-MX-3
SqFt:	1,879 SqFt
Parking:	4 spaces
Type:	Owner Use
Frontage:	Federal Blvd

## Property Overview

Position your business in a charming converted Victorian office property with outstanding visibility along Federal Blvd. This 1,879 SF commercial building blends historic character with a highly functional office layout, making it ideal for professional services, creative firms, medical users, attorneys, accountants, or boutique agencies seeking a distinctive owner-user opportunity.

The property features seven private offices, a dedicated conference room, two restrooms, and a full kitchen/break area, providing an efficient setup for day-to-day operations and client meetings. The flexible layout supports a variety of business uses under U-MX-3 zoning.

Strategically located just 1.4 miles from Ball Arena and 1 mile to Empower Field at Mile High, and only 2 miles from Downtown Denver, the property offers exceptional accessibility and visibility in one of Denver's most connected corridors.

Additional highlights include four off-street parking spaces, strong street exposure, and convenient access to surrounding retail, restaurants, and major transportation routes.

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# PROPERTY PHOTOS

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# PROPERTY PHOTOS

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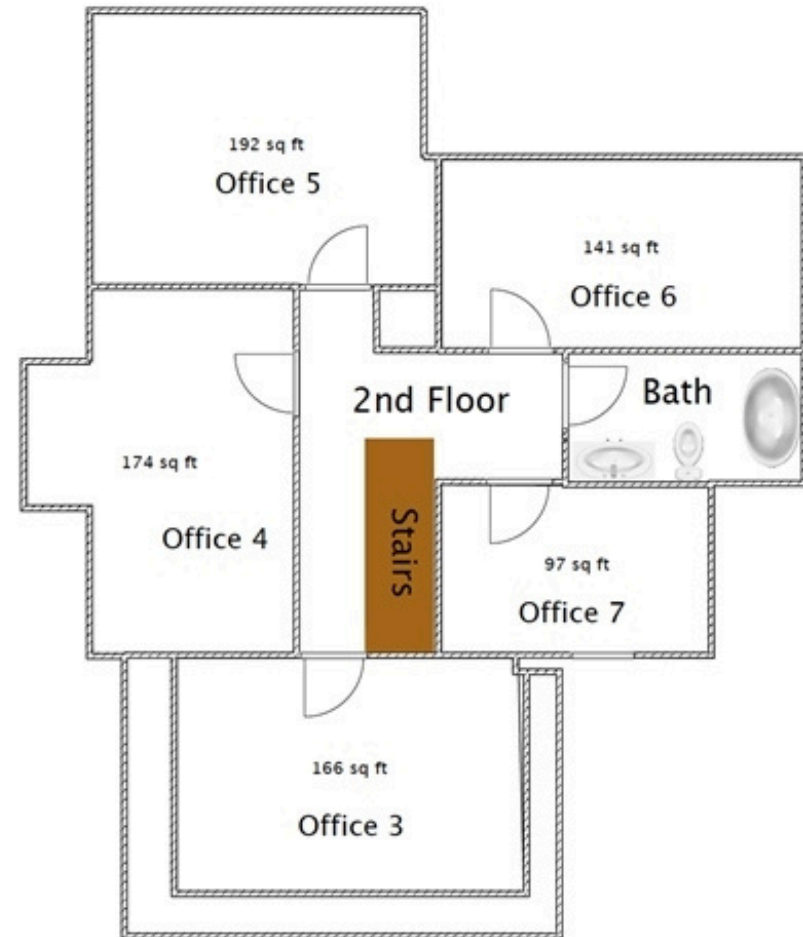
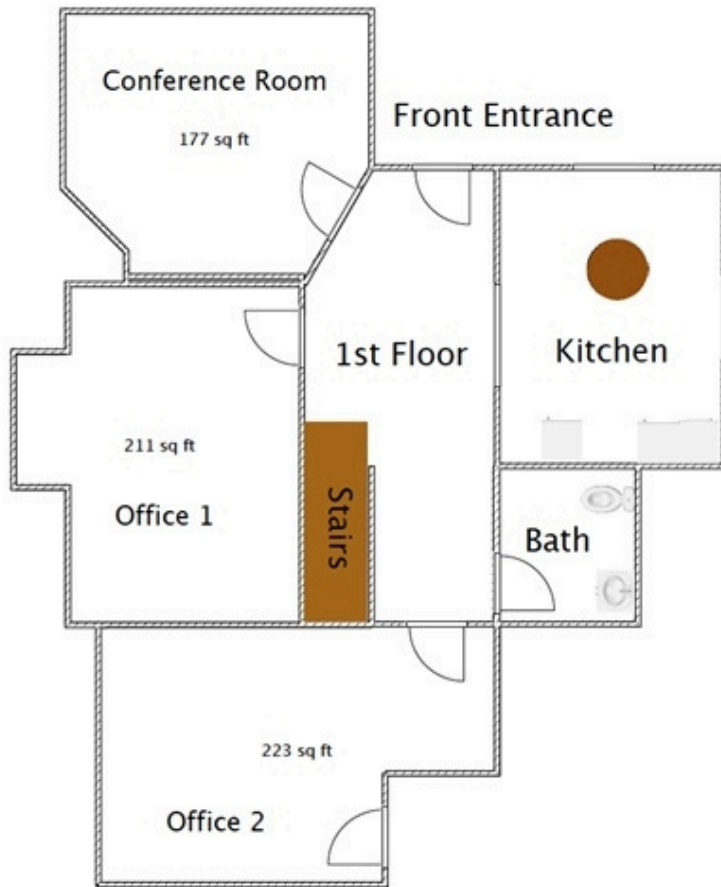
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# PROPERTY FLOOR PLANS

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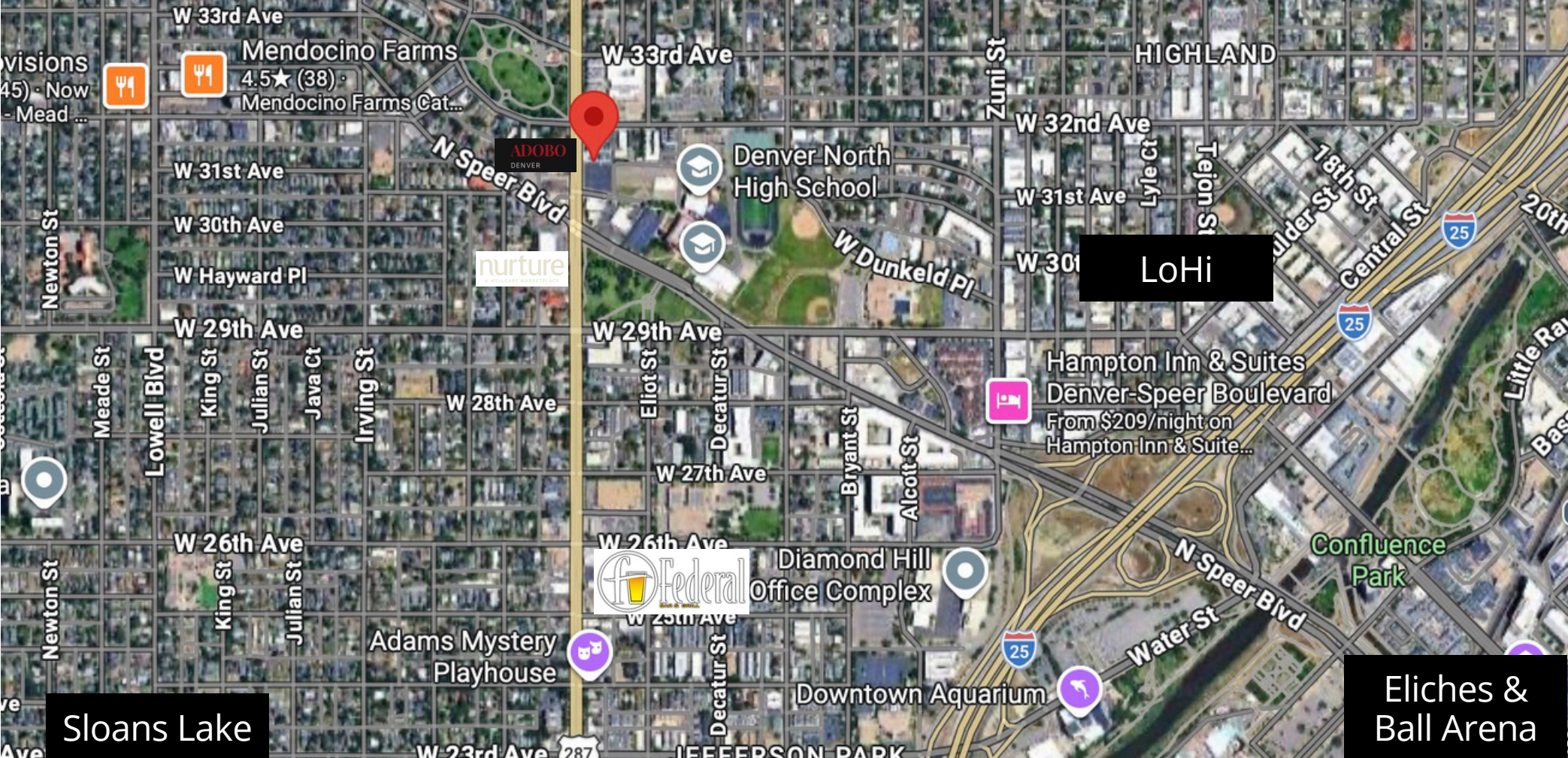


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### Nighborhood Profile

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- Annual Taxes 2024: \$3,433
- Zoning: U-MX-3
- 1/2 block to Speer Blvd
- Minutes to LoHi neighborhood
- Minutes to I-25
- Easy access to Eliches and Ball Arena

### Stats for 1 mi radius according to CoStar

 30,297 total population

 \$161,150 average HH income  
 \$130,892 median HH income

 Household growth  
 2020-2025 was 1.79%

 Owner occupied= 42%  
 Renter occupied= 58%

## PROFESSIONAL BIO



As a founder of Banyan Real Estate, LLC, Chris' highest concern is quality of service provided to each and every client. He has assembled a team of professionals who ensure that each client will receive the best customer service based on your personal needs. That high level of service has led to 85% of Chris' annual real estate production coming from client referrals and repeat business. A referral from a satisfied customer is the highest compliment a Realtor can receive and is probably the best indicator of client satisfaction.

Chris has won production awards for the last 24 years in a row, making him one of Metro-Denver's top real estate professionals and ranking him in the top 1% of producers nationally.

Along with being involved with thousands of real estate transactions, Chris has played an integral role in numerous real estate development and investment projects from large scale ranch land development, to apartment condo conversions, to duplex splits, to office condo creation. He's even been called on by both the Denver County Circuit Court and the Adams County Circuit Court to be a Commissioned Judge in eminent domain cases. Chris attempts to bring this vast knowledge into every real estate transaction. From first time buyers, to sophisticated investors, Chris enjoys using his experience and knowledge to further his client's needs. Chris has a bachelor's degree in Marketing and a Master of Business Administration/Real Estate from the University of Colorado, Boulder; a total of six years worth of academic work topped off with 2 full years focusing on Real Estate for his MBA. He's been in the real estate brokerage business since 1989 and he is essentially a Colorado native after moving to Denver when he was a year old and growing up in Denver and Evergreen. Chris and his wife Kim have two daughters and enjoy all of the outdoor activities that Colorado has to offer.

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# DISCLAIMER

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