



FOR LEASE

1,508 In-Line Retail On S Federal

2412 South Federal Boulevard | Denver, CO 80219

RATE REDUCED!
BRING ALL OFFERS!



UPDATED SPACE DIRECTLY ON S FEDERAL

CONTACT:

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UNIQUE PROPERTIES

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2412 SOUTH FEDERAL BOULEVARD

OFFERING SUMMARY

Available SF:	1,508 SF
Lease Rate:	\$18/SF \$25.00 SF/yr (NNN)
Est. NNN:	\$7.20/SF
Zoning:	S-MX-3
Year Built:	1957
City/County:	Denver/Denver

PROPERTY OVERVIEW

Prime 1,508 SF in-line retail space available directly on S Federal Blvd, offering excellent visibility and accessibility. Formerly a Cricket Wireless store, the space features floor-to-ceiling windows, a spacious main retail floor, a rear employee area, and a stock/storage area. Convenient parking is available in front, and the property is located directly on the S Federal bus line for easy customer access.

Great opportunity for retail or service-based businesses. Call Earl for details.

PROPERTY HIGHLIGHTS

- Floor to Ceiling Windows
- Main Retail Floor, Employee & Stock Area
- Parking in Front
- Directly on S Federal Blvd - Right in, Right out
- Signage Available





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