

# FEDERAL RETAIL AVAILABLE

1409 S Federal Boulevard, Denver, Colorado 80219



For more information,  
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## PROPERTY OVERVIEW:

- AVAILABLE: 7,500 - 8,500 SF
- LEASE RATE: \$12 PSF NNN
- NNN Expense: \$5.24 PSF

## FEATURES:

- Strong Federal traffic
- Adjacent to Denver Health
- Strong restaurants in the center
- Solid demographics
- Local ownership

## POPULATION

1 Mile:	3 Mile:	5 Mile:
28,361	174,038	470,467

## DAYTIME POPULATION

1 Mile:	3 Mile:	5 Mile:
7,003	84,599	392,039

## HOUSEHOLDS

1 Mile:	3 Mile:	5 Mile:
9,024	65,202	215,397

## AVG. HH INCOME

1 Mile:	3 Mile:	5 Mile:
\$50,216	\$66,845	\$83,313

## AVG. DAILY TRAFFIC

On Federal north of Florida	41,100 VPD
On Federal south of Florida	39,531 VPD

DEMOGRAPHICS



S FEDERAL BLVD (41,100 VPD)

W ARKANSAS AVE



**CROSBIE**

REALESTATE

**GROUP**



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