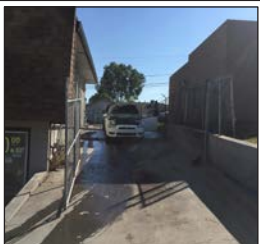


FOR LEASE

Automotive Space Available NEAR FEDERAL BLVD & BAYAUD AVE

120 South Federal Boulevard
Denver, CO 80219



Information

Lease Rate: \$2,700/month MG

Bldg SF: 2,670 SF

Lot Size: 6,250 SF

Built: 1927

Zoning: E-MX-3

Real Estate Taxes: \$6,408.78

Busy Federal Blvd, 4 car garage, auto related uses, Fenced Yard, possible live-work.

CONTACT

Louis Lee

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720.382.7326 | 303.758.3293 fax

Demographics (Source: Allocate Data 2016)

	1 mile	3 miles	5 miles
Population	24,338	215,031	516,382
Average HH Income	\$42,957	\$65,836	\$77,058
Employees	8,920	187,764	396,122
Businesses	907	15,469	36,801

Traffic Counts (CDOT 2015, *Google Earth 2012)

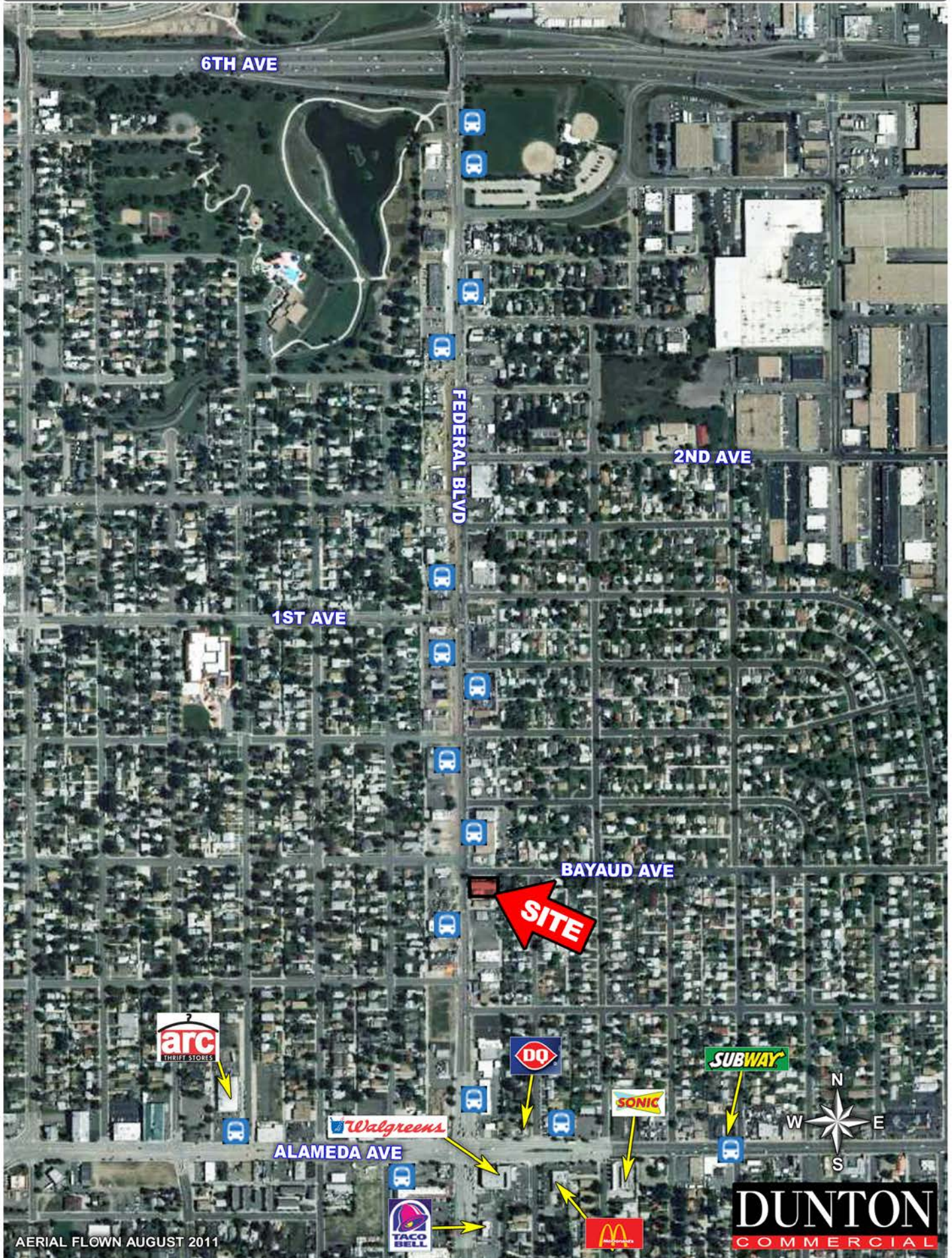
On Federal Blvd north of Park Pl	46,000 cars/day
On Federal Blvd south of Alameda Ave	37,000 cars/day
On Alameda Ave east of Federal Blvd	31,000 cars/day
On Alameda Ave east of Bayaud Ave	1,100 cars/day*

since 1904

Dunton Commercial Real Estate Company
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Bayaud Avenue & Federal Boulevard



AERIAL FLOWN AUGUST 2011

PROPOSED LOCATIONS FOR INGRESS, EGRESS, SITE LAYOUT, BUILDING PADS, BUILDING FOOTPRINTS, ANCHOR TENANT SPACES AND SMALL SHOP SPACES ARE ILLUSTRATIVE ONLY AND SUBJECT TO CHANGE AT ANY TIME. THE IDENTIFICATION OF PROPOSED TENANTS OR PROPOSED TENANT MIX ARE PRELIMINARY AND SUBJECT TO CHANGE AT ANY TIME. THE IDENTIFICATION OF EXISTING TENANTS OR BUSINESS IS AS OF THE DATE HEREOF AND NOT A GUARANTEE OF FUTURE OCCUPANCY OR OPERATION. R/AERIALS/Dunton/Bayaud&Federal_11.PSD