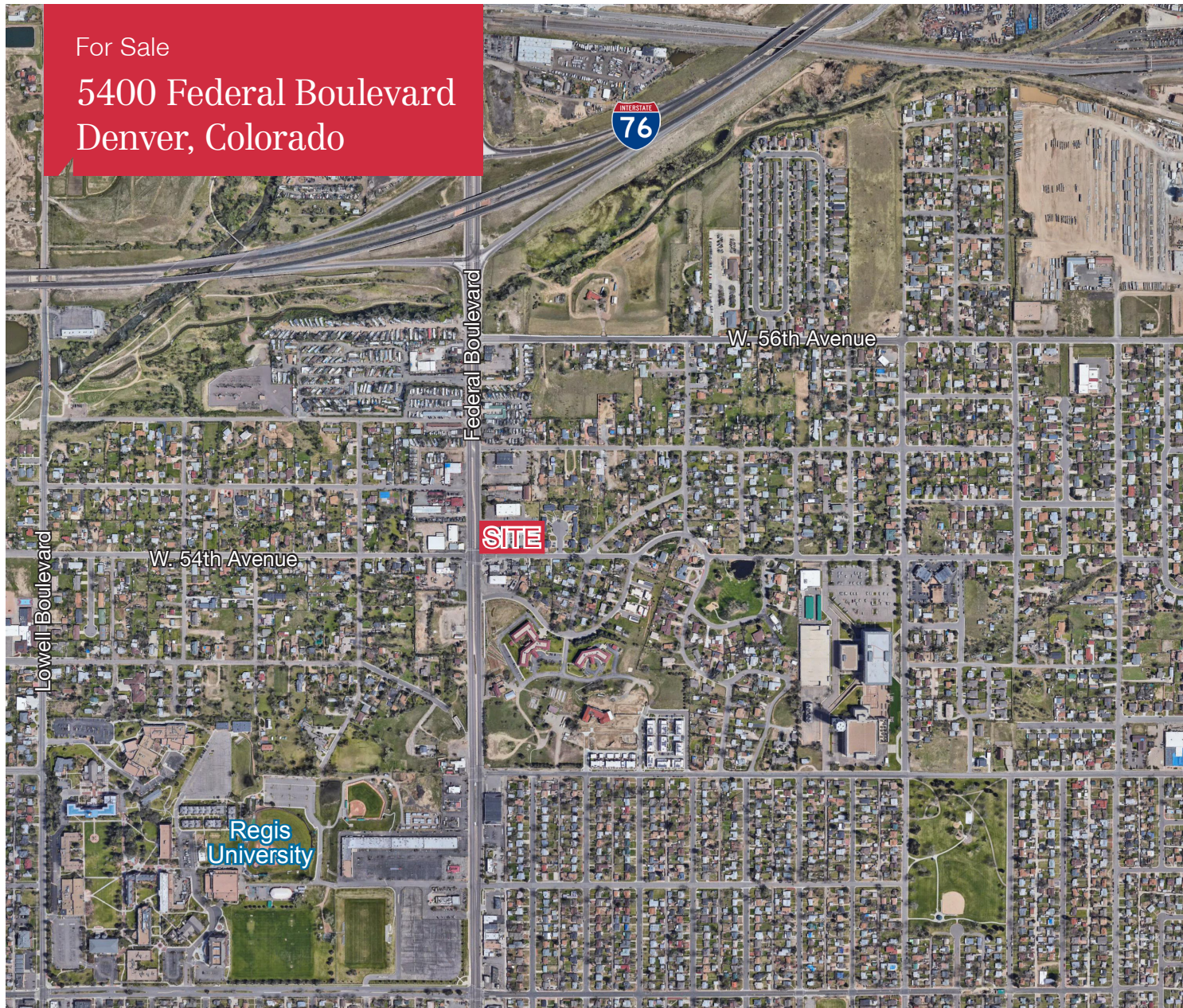


For Sale
5400 Federal Boulevard
 Denver, Colorado



| Traffic Counts | Vehicles/Day |
|----------------------------|--------------|
| Federal Blvd & W. 54th Ave | 30,000 |
| W. 50th Ave & Federal Blvd | 42,000 |
| Federal Blvd & I-76 | 85,000 |

*Source: SitesUSA

| Demographics | 1 Mile | 3 Mile | 5 Mile |
|--------------------------|----------|----------|----------|
| Population | 12,904 | 133,035 | 409,079 |
| Average Household Income | \$79,251 | \$90,399 | \$79,870 |
| Daytime Employees | 3,264 | 67,995 | 325,820 |

*Source: SitesUSA

For more information:

Jake Malman
 303 565 3042
 jmalman@shamesmakovsky.com

Sandy Feld
 303 565 3024
 sfeld@shamesmakovsky.com



1400 Glenarm Place, Suite 100
 Denver, CO 80202
 303 534 5005
naishamesmakovsky.com



For Sale
Prime Car Dealership
 or Redevelopment Site



5400 Federal Boulevard

Denver, Colorado 80221

Property Overview

- Large corner lot located in the Chaffee Park Neighborhood with two free-standing buildings
- 3,240 SF West Building features three (3) 12' high overhead doors and 60 parking spaces,
- 6,171 SF East Building features six (6) 12' high overhead doors and 63 parking spaces
- Strong area development, growth & population along the Federal Boulevard Corridor
- Easy access to highway entrances to I-70, I-25, and I-76 all within a mile
- Excellent exposure and visibility due to Federal Boulevard frontage

Sale Price: \$2,095,000

NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN, AND THE SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, PRIOR SALE, LEASE OR FINANCING, OR WITHDRAWAL WITHOUT NOTICE, AND OF ANY SPECIAL LISTING CONDITIONS IMPOSED BY OUR PRINCIPALS NO WARRANTIES OR REPRESENTATIONS ARE MADE AS TO THE CONDITION OF THE PROPERTY OR ANY HAZARDS CONTAINED THEREIN ARE ANY TO BE IMPLIED.

Property Facts

| | |
|-------------------|---------------------|
| West Building SF: | 3,240 SF |
| East Building SF: | 6,171 SF |
| Lot Size: | 60,113 SF (1.38 AC) |
| Zoning: | C-5 |
| Description: | Commercial, Retail |
| Taxes (2017): | \$18,244.68 |

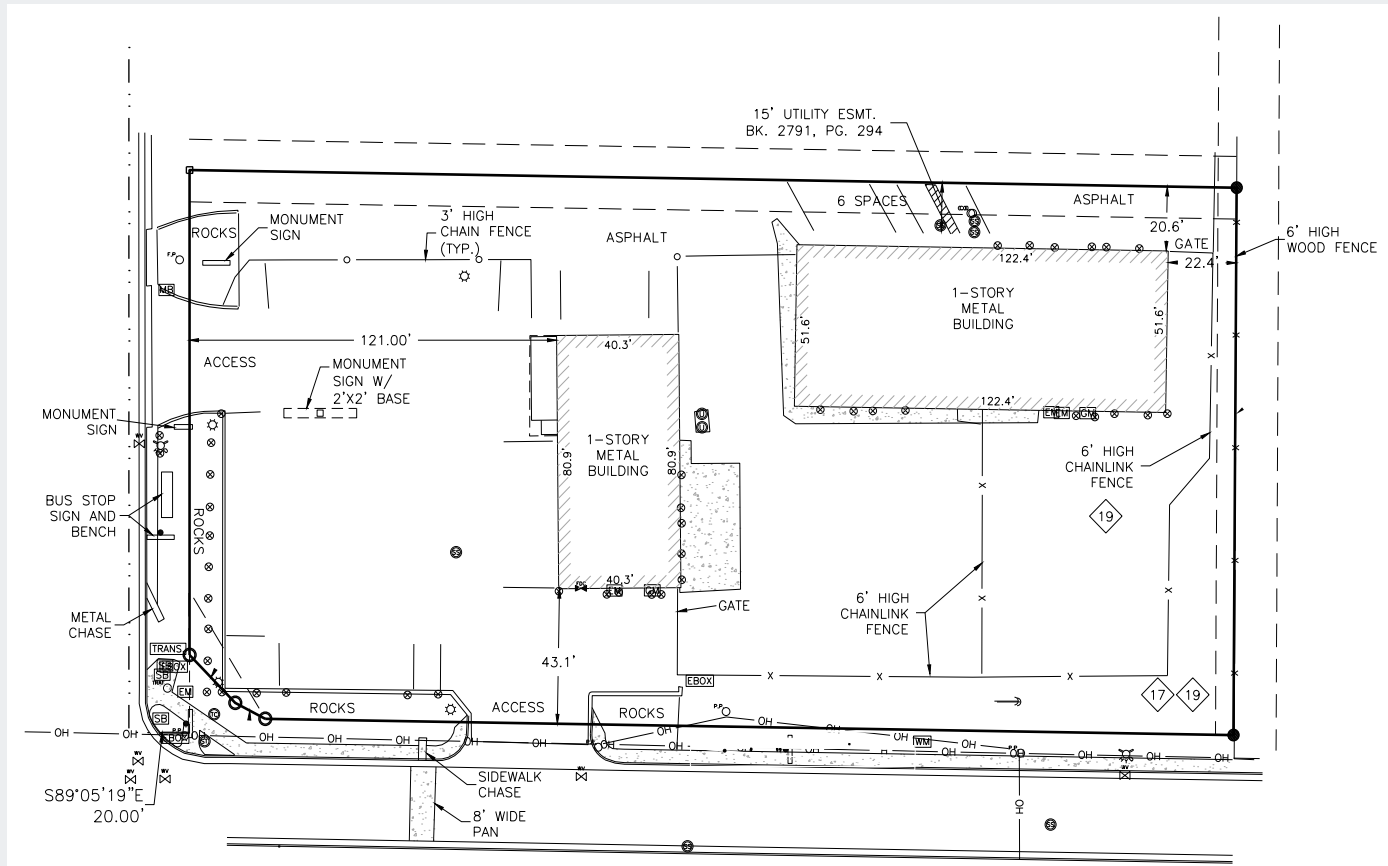
For more information

Jake Malman
 303 565 3042
 jmalman@shamesmakovsky.com

Sandy Feld
 303 565 3024
 sfeld@shamesmakovsky.com

1400 Glenarm Place, Suite 100
 Denver, CO 80202
 303 534 5005
naishamesmakovsky.com

For Sale
5400 Federal Boulevard
 Denver, Colorado



1400 Glenarm Place, Suite 100
 Denver, CO 80202
 303 534 5005
naishamesmakovsky.com

For more information:
Sandy Feld
 303 565 3024
sfeld@shamesmakovsky.com

Jake Malman
 303 565 3042
jmalman@shamesmakovsky.com