



## Sale Price: \$1,200,000

### Property Features:

- 6,000 SF Retail/Office Building
- High Exposure S Federal Near Alameda
- Currently Vacant, Ability to Multi-Tenant
- Strong Trade Area and Demographics
- Excellent S Federal Exposure in excess of 40,000 VPD
- Easy Access to S Santa Fe and I-25
- Ample Parking: ~15 Dedicated Spaces
- Existing Pole Signage on Property

### Property/Area Details:

420 S Federal is a vacant retail property near the intersection of S Federal Blvd and Alameda Ave. The property is ideal for an owner/user looking to capitalize on the excellent S Federal exposure. The building can be demised into multiple units. There is ample parking and a drive-in door at the rear of the property. E-MX-3 Zoning allows a variety of uses and ideal for a retail operator looking to join the already strong trade area.

### Property Overview

<b>City:</b>	Denver
<b>County:</b>	Denver
<b>Zoning:</b>	E-MX-3
<b>Land SF:</b>	6,250 SF

For more information, please contact:

### CHASE GRIMES

**Advisor**  
303.962.9549  
CGrimes@PinnacleREA.com

### PAUL SCHNEIDER

**Principal**  
303.962.9546  
PSchneider@PinnacleREA.com

**Additional Photos**



**POPULATION**

1 mile	28,234
3 mile	201,759
5 mile	512,298



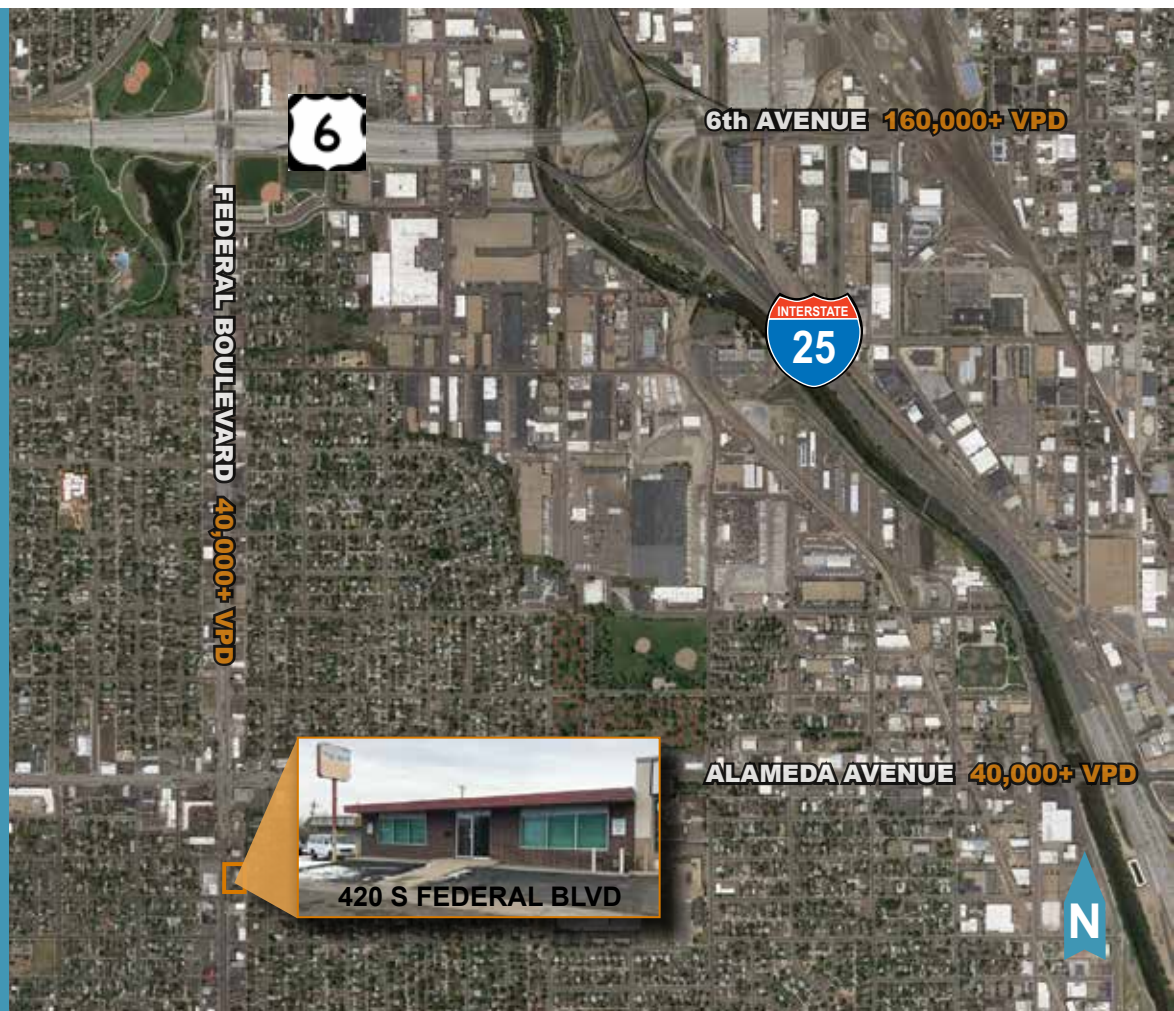
**HOUSEHOLDS**

1 mile	8,281
3 mile	82,319
5 mile	233,559



**AVERAGE HH INCOME**

1 mile	\$38,921
3 mile	\$49,867
5 mile	\$57,338



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**Pinnacle Real Estate Advisors, LLC**

One Broadway Ste A300 | Denver, Colorado 80203 | 303.962.9555 | www.PinnacleREA.com