

Four Retail Spaces Now Available | at Federal Plaza

In Federal Plaza Shopping Center | 10250 - 10350 North Federal Blvd., Federal Heights, Colorado 80260



All photography all pages | Copyright © 2019 by J. Barry Winter | All Rights Reserved

Retail Space Available

SF AVAILABILITY | 1,392 sf - 1,692 sf
RATES | \$15 psf + NNN

Traffic Counts (2019)

On West 104th Ave at N Federal Blvd (2018) **31,631 VPD**
 On N Federal Blvd at W 104th Ave (2018) **33,160 VPD**

Area Demographics (2019)	1-Mile	3-Miles	5-Miles
Estimated Population	19,490	138,281	377,167
Average HH Income	\$99,621	\$83,102	\$85,218

Source: CoStarPropertyDemographics & DataMetrix 10/05/2019

Federal Plaza Shopping Center is a sprawling Safeway-anchored prime retail center off N Federal Blvd and W 104th Ave within the Federal Heights community. This center boasts an enormous area for off-street parking for both employees and shoppers alike.

With its remarkably extremely high-density daily traffic count on both Federal Blvd and 104th Avenue, higher than average household income, an ever growing population demographic, this opportunity is well-worth your time to review.

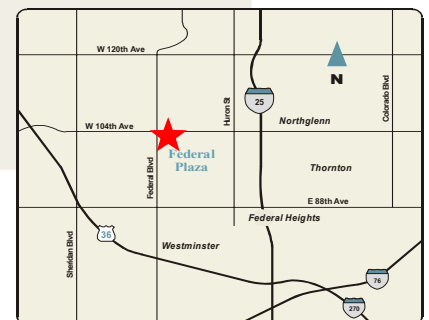
Please give one of our seasoned brokers a call to see if you'd like to join our **national tenants** at Federal Plaza such as **Safeway, Walgreen's, AT&T, Firestone, Chipotle, Burger King, Dairy King, Chick-fil-A**, and recently a popular national addition to the center, **Domino's Pizza**, to name a few. *We currently have only three retail spaces left for available lease.*



6795 E TENNESSEE AVE, STE 601, DENVER, CO 80224
 720-941-9200 main | 720-941-9202 fax

Lev Cohen
 720-880-2925 direct | 720-232-4118 cell
Sheldon Hayutin
 720-880-2934 direct | 303-888-8597 cell

www.weststarcommercial.com



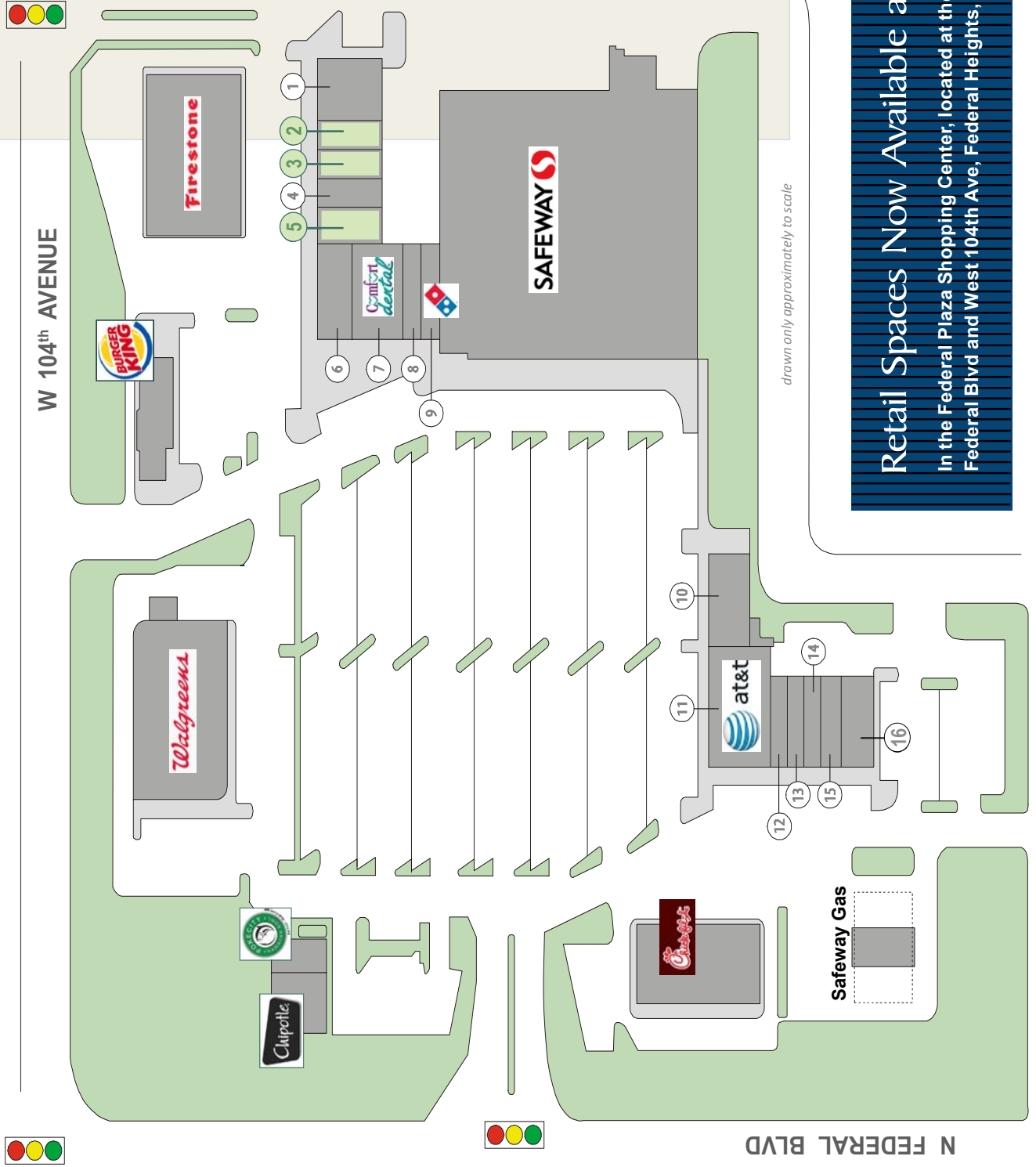
Information contained herein, while not guaranteed, is from sources believed reliable. Price, terms, and information subject to change
 Copyright © 2020 Weststar Commercial. All Rights Reserved
 FDPLZ-121220

- ▲ Competitive rates
- ▲ Well-established retail center
- ▲ High density daily traffic
- ▲ Ample off-street parking

- ▲ Join the six plus National tenants here
- ▲ Strong population demographics
- ▲ Easy access to Federal Blvd
- ▲ Traffic control light at Federal Blvd

Lev Cohen
 720-880-2925 Direct
 720-232-4118 Cell

Sheldon Hayutin
 720-880-2934 Direct
 303-888-8597 Cell



drawn only approximately to scale

Tenant Space Availability

- 1 Federal Plaza Liquors
- 2 AVAILABLE | 1,392 sf
- 3 AVAILABLE | 1,398 sf
- 4 Cost Cutters
- 5 AVAILABLE | 1,692 sf
- 6 Sushi Yumi
- 7 Comfort Dental
- 8 Camelot Cleaners
- 9 Domino's Pizza
- 10 Pho 88
- 11 AT&T
- 12 Cigarettes & Gifts
- 13 Elite Nails
- 14 Mediterranean Restaurant
- 15 Dairy Queen
- 16 ARC Thrift Store

Retail Spaces Now Available at Federal Plaza

In the Federal Plaza Shopping Center, located at the intersection of North Federal Blvd and West 104th Ave, Federal Heights, Colorado 80260