

Four Retail Spaces Now Available | at Federal Plaza

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



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Retail Space Available

SF AVAILABILITY | 1,392 sf and 1,398 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, Wells Fargo, 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 now have only two retail spaces left for available lease in this popular center.*



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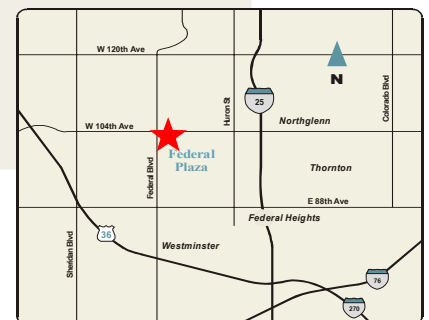
Lev Cohen

720-880-2925 direct | 720-232-4118 cell

Sheldon Hayutin

720-880-2934 direct | 303-888-8597 cell

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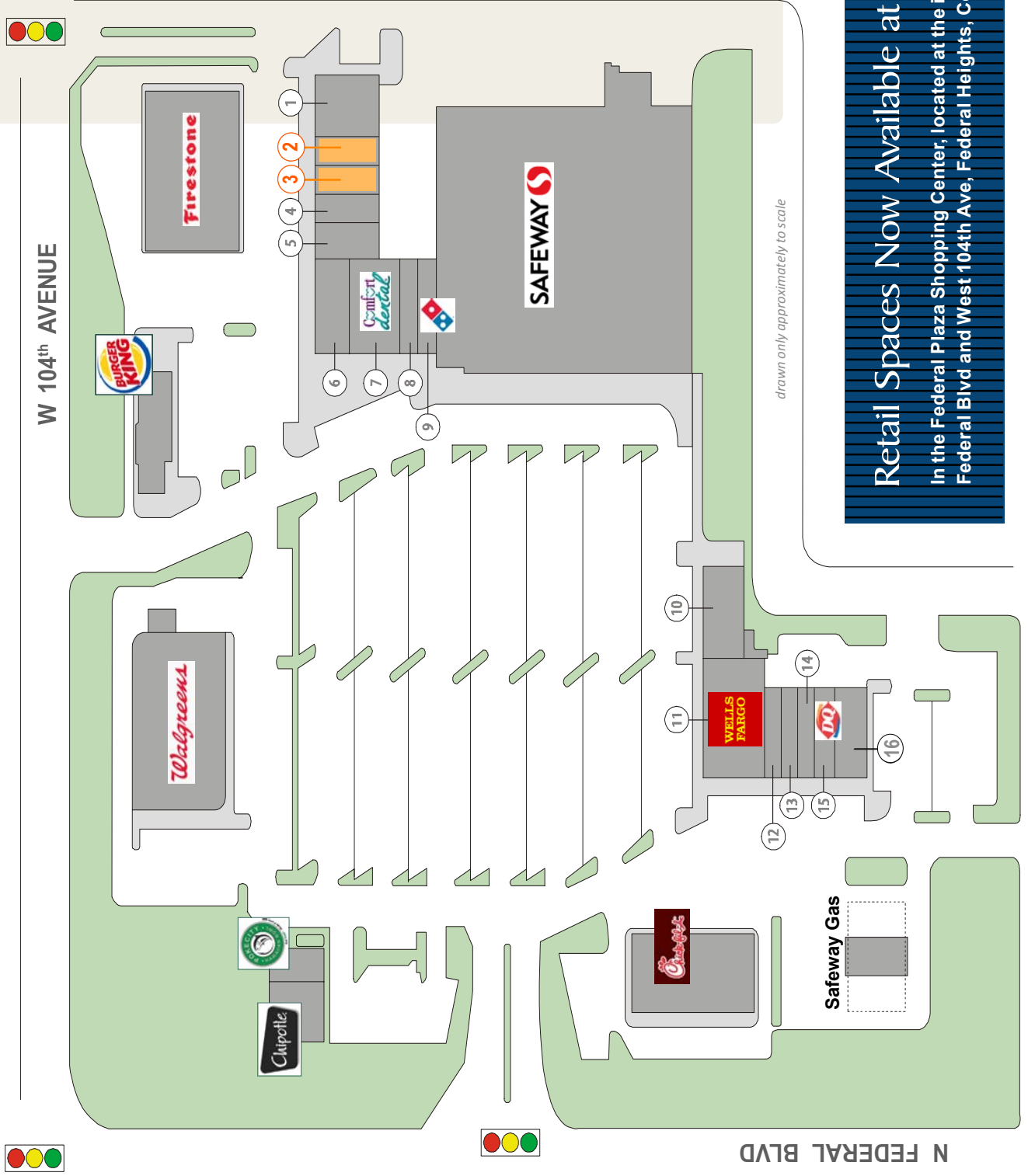
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- ▲ Competitive rates
- ▲ Well-established retail center
- ▲ High density daily traffic
- ▲ Ample off-street parking

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

Lev Cohen
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 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 Edge Tech Optix
- 6 Sushi Yumi
- 7 Comfort Dental
- 8 Camelot Cleaners
- 9 Domino's Pizza
- 10 Pho 88
- 11 Wells Fargo
- 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