End Cap 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	2,179 sf
RATES	$25 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: CoStar Property Demographics & 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 one retail space (end cap) left for available lease in this popular center.*

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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

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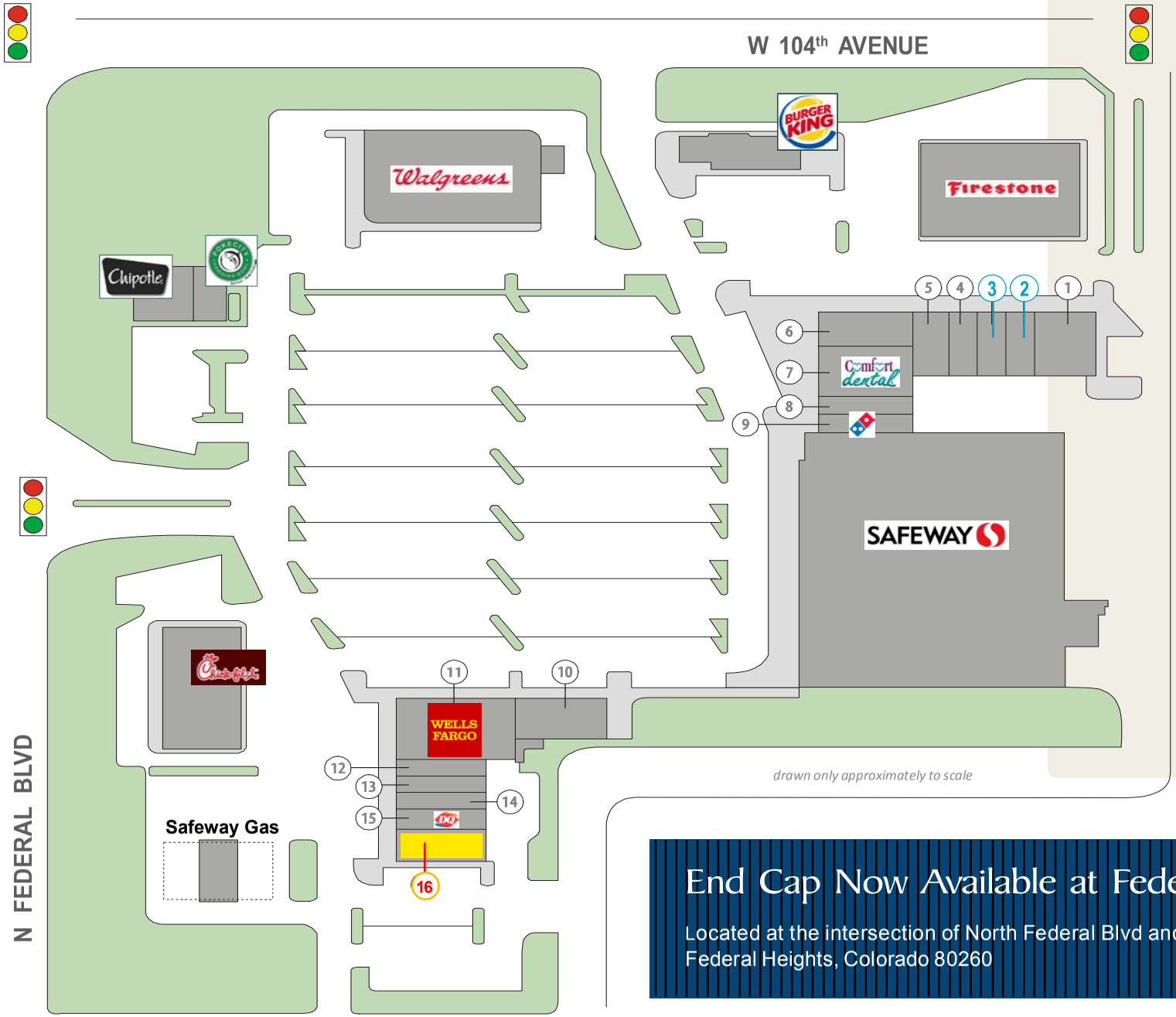

Tenant Space Availability

1	Federal Plaza Liquors
2	Mike's Appliances Mike's
3	Appliances Cost Cutters
4	Edge Tech Optix
5	Sushi Yumi
6	Comfort Dental
7	Camelot Cleaners
8	Domino's Pizza
9	Pho 88
10	Wells Fargo
11	Cigarettes & Gifts
12	Elite Nails Mediterranean
13	Restaurant Dairy Queen
14	
15	AVAILABLE | 2,179 sf
★ 16	

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Located at the intersection of North Federal Blvd and West 104th Ave,
Federal Heights, Colorado 80260