

Spaces Now Available for Lease | at Federal Plaza

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



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Retail Space Available

AVAILABILITY	2790sf	1413sf	1398sf
RATES	\$15psf	\$25psf	\$17psf
	+ NNN	+ NNN	+ 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: CoStarProperty 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.



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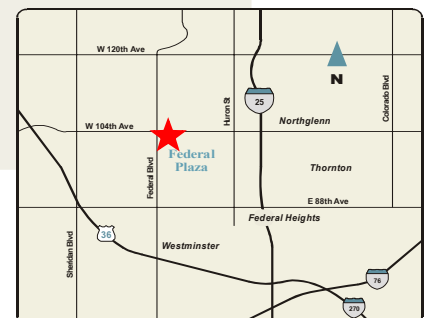
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- ▲ Competitive rates
- ▲ Well-established retail center
- ▲ High density daily traffic
- ▲ Ample off-street parking

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

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