

LAND OFFICE INDUSTRIAL RETAIL INVESTMENTS

# Federal Blvd Retail Space for Lease

6671 Federal Blvd, Denver, CO 80221



www.FullerRE.com



**END-CAP UNIT**

**MONUMENT SIGNAGE AVAILABLE**

## LEASE INFORMATION

Available:	2,500± SF
Pricing:	\$17.00/SF NNN
NNN's:	Estimated at \$5.70/SF
Total Rent:	\$4,730/month (\$22.70/SF)
Parking:	28 surface - 1.9:1,000
Units:	8 Total
YOC:	1963
Zoning:	C-5 (Adams County)

This 15,300 square foot retail center at the intersection/SWC of Federal Blvd & W 67th Ave has a 2,500± SF High Visibility Retail End-Cap Unit available for lease with off-street parking and exposure to 30,000+ vehicles per day.

**BROKERAGE  
DISCLOSURE**

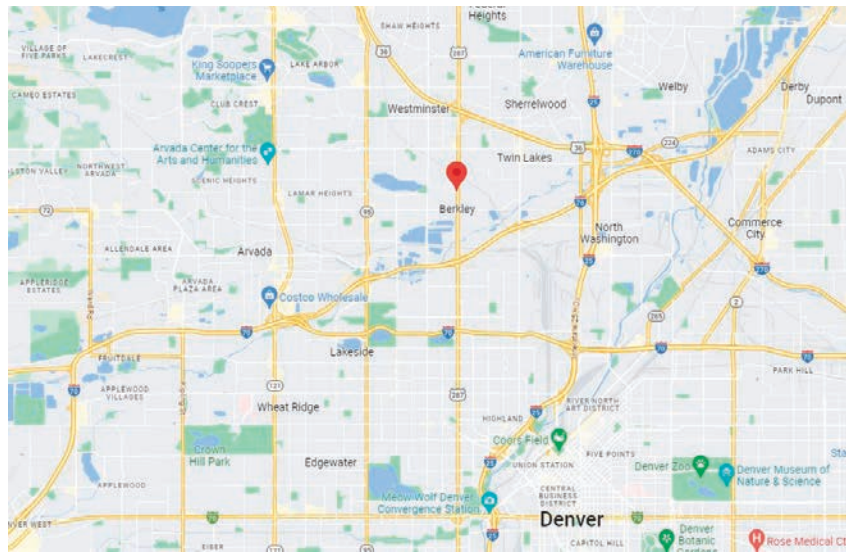
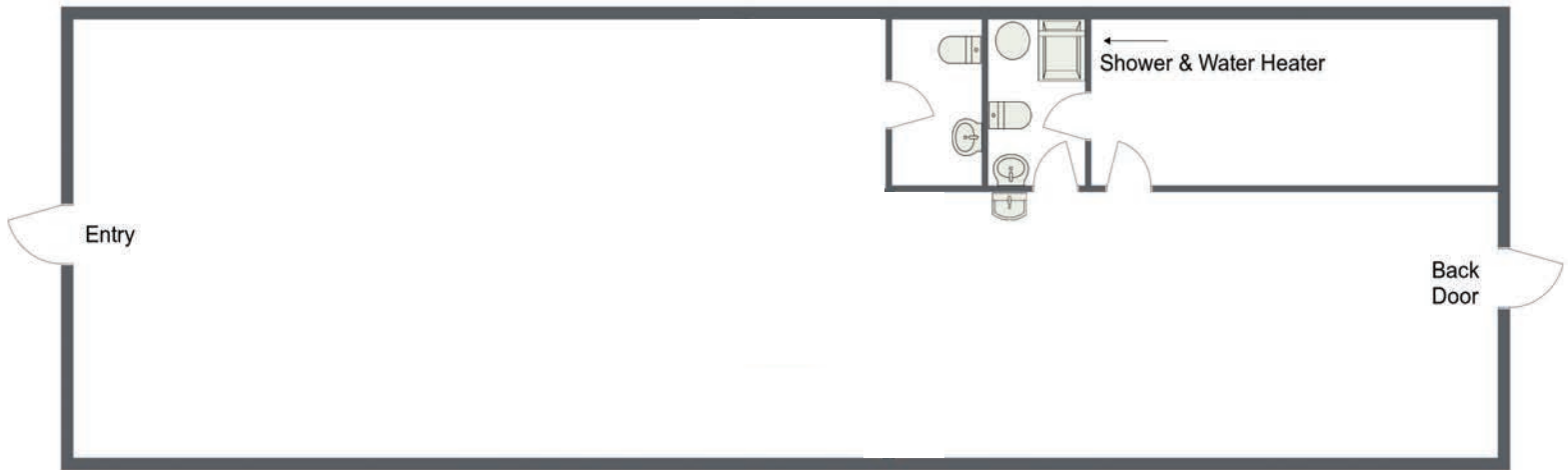
**C-5 ZONING  
SUMMARY**

**Fuller Real Estate**  
(303) 534-4822

**Jason Russ**  
(720) 974-2794 direct  
(609) 240-6549 mobile  
JRuss@FullerRE.com

**Cary Clark**  
(720) 306-6027 direct  
(720) 724-3339 mobile  
CClark@FullerRE.com

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## DEMOGRAPHICS

1 Mile

3 Miles

5 Miles



Population

12,250

123,761

383,464



Households

4,402

45,937

158,411



Median HH Income

\$68,116

\$70,547

\$77,921



Median Age

35.50

36.70

37.30



Traffic

31,530 VPD @ Federal Blvd & W. 67th Ave