

LAND OFFICE INDUSTRIAL RETAIL INVESTMENTS

# Federal Blvd Retail Space for Lease

6675 Federal Blvd, Denver, CO 80221



www.FullerRE.com

Project Anchored by The Green Solution



**MONUMENT SIGNAGE AVAILABLE**

## LEASE INFORMATION

Available:	1,485± SF
Pricing:	\$22.00/SF NNN
NNN's:	Estimated at \$5.70/SF
Total Rent:	\$3,427.88/month (\$27.70/SF)
Clear Height:	13' 6"
Parking:	28 Off-Street
Units:	8 Total
Zoning:	C-5 (Adams County)

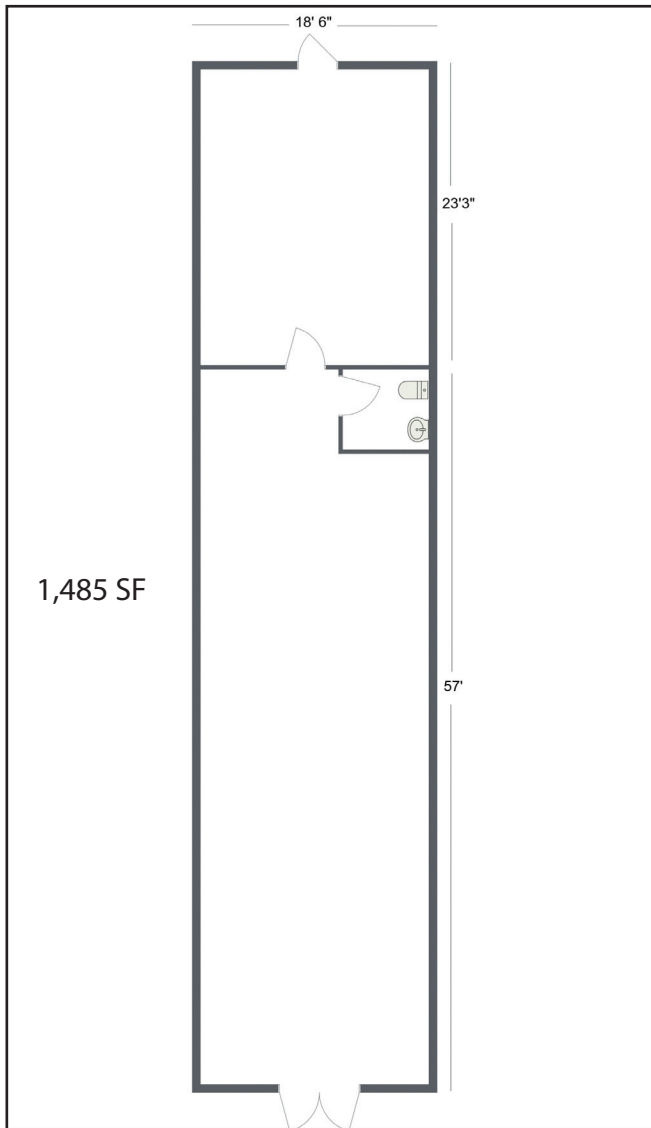
This 15,300 SF Retail Center at the southwest corner of Federal Blvd and W 67th Ave has a 1,485 SF High Visibility Retail Unit available for Lease with off-street parking and exposure to over 30,000 Vehicles Per Day. Formerly occupied by a Barber Shop, this unit can easily be finished for Barbershop, Salon, Tattoo, and many other Retail / Commercial uses.

[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



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		

