

# FOR SALE

## Retail Investment Opportunity/Redevelopment



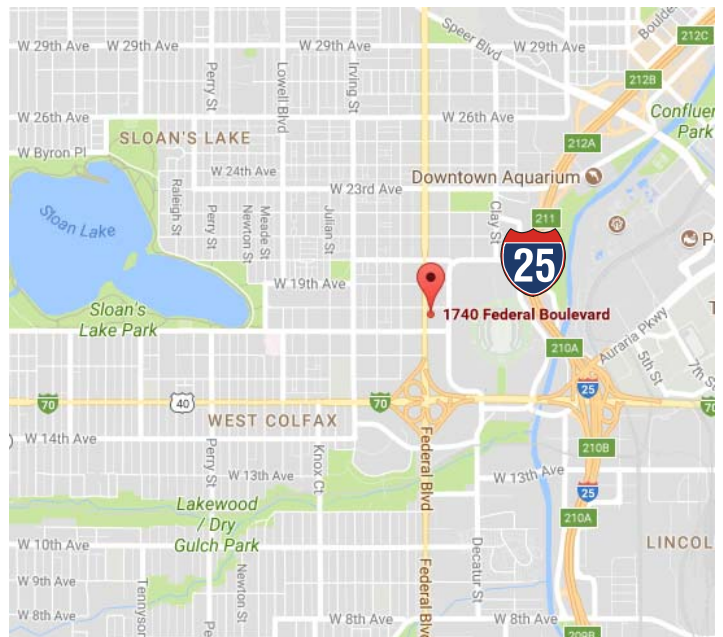
**1740 FEDERAL BLVD., DENVER, CO  
8,478 SF OF RETAIL ON A 22,000 SF SITE**

### Property Highlights:

- ❖ Next door to Mile High Stadium
- ❖ Corner retail site
- ❖ 4 existing short term tenants may be converted to longer term leases
- ❖ Redevelopment or owner/user potential as well
- ❖ Special event parking permit

### C-MX-5 Zoning Suggested Uses Include:

- ❖ Retail sales
- ❖ Restaurant
- ❖ Drive thru
- ❖ Entertainment
- ❖ Ability to build up to 5 stories



## LOCAL EXPERTS. INDUSTRIAL STRENGTH.

RINGSBY REALTY CORPORATION  
1123 Auraria Parkway | Suite 200 | Denver, CO 80204  
www.ringsbyrealty.com

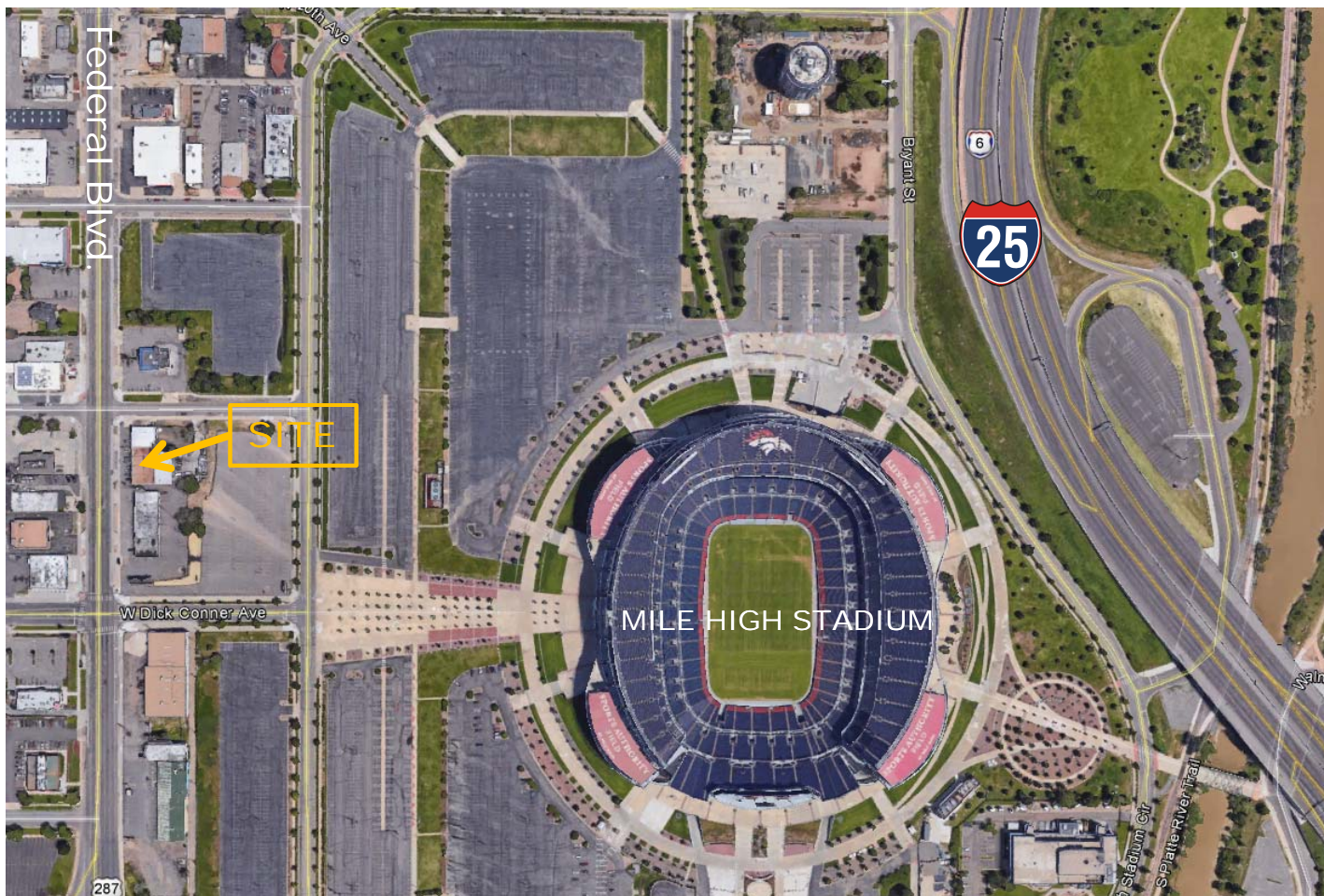
**Rob Lockhart**  
rob@ringsbyrealty.com  
(303) 892-0122

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### Property Features:

**Location:** Corner of Federal Blvd. with 120' frontage  
**Loading:** Dock high and drive-in doors  
**Construction:** Masonry  
**Signage Available:** Yes  
**Public Transportation:** Bus and Light Rail  
**Taxes:** \$17,050.66 (2017)

### Offering Terms:

**Percentage Leased:** 100%  
**Current NOI:** \$98,076  
**Cap Rate:** Offer  
**Sales Price:** Offer

TRAFFIC COUNTS 2016	VEHICLES PER DAY
Federal Blvd. / West 17 <sup>th</sup> Ave. S.	36,011
Federal Blvd. / West 17 <sup>th</sup> Ave. N.	37,638

DEMOGRAPHICS 2017	1 MILE	3 MILES	5 MILES
POPULATION	19,515	223,895	469,042
HOUSEHOLDS	7,923	105,432	211,202
AVERAGE HH INCOMES	\$44,120	\$54,332	\$57,109



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