

FOR LEASE

2201 Federal Blvd | Denver, CO 80211



2201

NORTH FEDERAL
DENVER, CO 80211

2ND GENERATION BANK



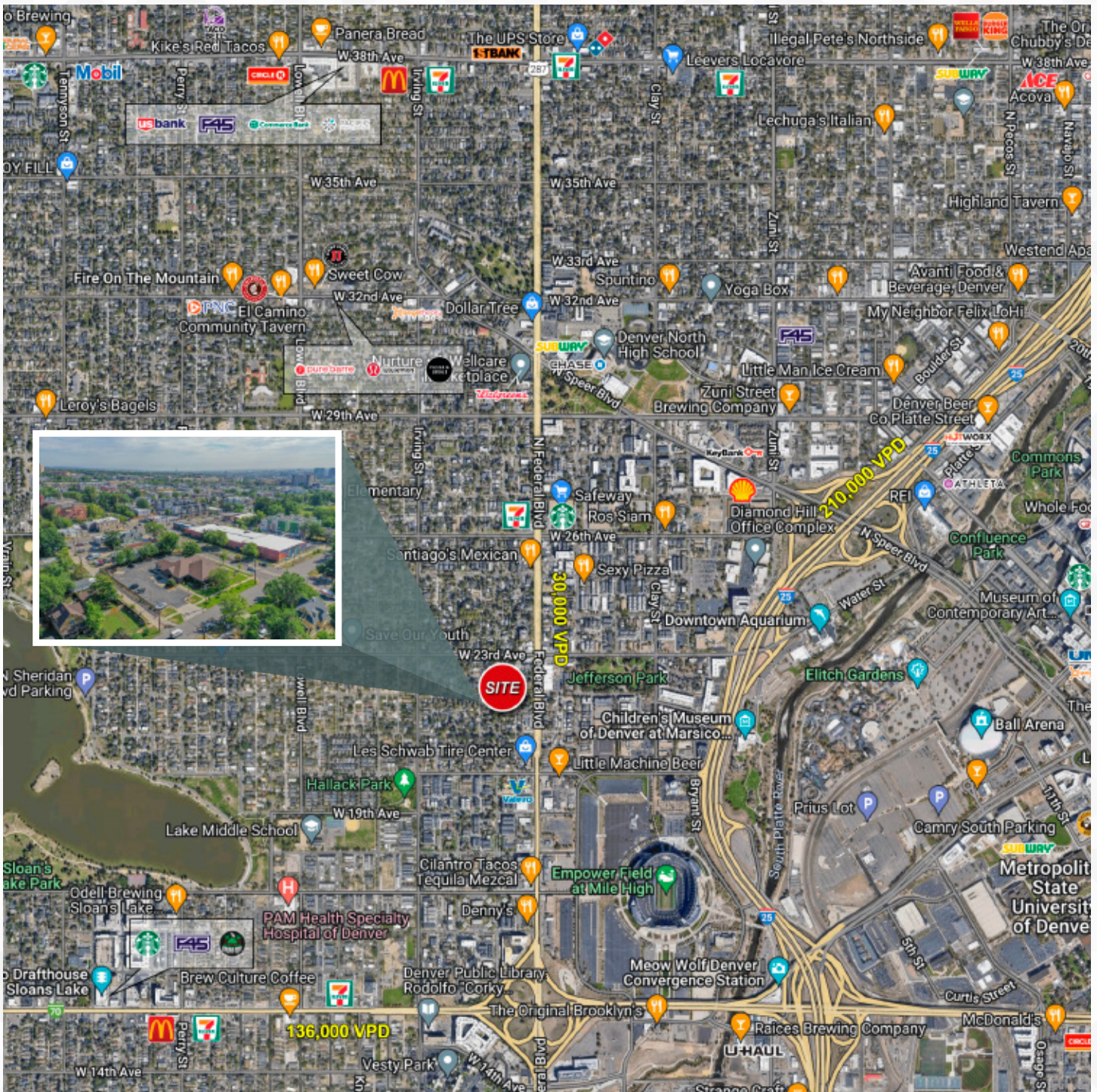
HIGHLIGHTS

- ◇ 5,272 SF stand-alone retail building with drive-thru available for lease
- ◇ Prime redevelopment opportunity
- ◇ 31,200 SF lot with 180' frontage along Federal Blvd
- ◇ Walking distance to Light Rail
- ◇ Centrally positioned offering quick, easy access to I-25, Colfax Ave, Speer Blvd, & more
- ◇ Abundant parking for clients and employees
- ◇ Excellent exposure to nearly 50,000 vehicles per day
- ◇ Strong demographics and population growth



RARE RETAIL OPPORTUNITY IN LOHI WITH DRIVE-THRU





DEMOGRAPHICS

	1 mile	3 miles	5 miles
Population	25,660	229,685	488,259
Households	13,565	115,529	229,954
Average Household Income	\$120,638	\$111,246	\$114,363
Daytime Population	27,085	351,142	624,436

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