

Land For Sale

**17,200 SF**

**Federal Blvd Corner Lot  
Development Site**



# 1780 S. Federal Boulevard

Denver, Colorado 80219

## Property Overview

- South Federal corridor mixed-use development opportunity
- 17,200 SF corner lot with excellent visibility
- High daily traffic counts averaging 36,000 vehicles per day
- E-MX-3 zoning allows for mixed-use development up to three (3) stories
- Easy access to South Santa Fe, I-25, 6th Ave, & Hwy 285
- Strong demographics and population growth
- Walk Score (78) and Bike Score (75)

**Sale Price: Best Offer**

## Property Facts

Lot Size:	0.40 AC (17,200 SF)
Zoning:	E-MX-3 (Denver)
Taxes:	\$10,787.00 (2019)
Power:	At the street
Water / Sewer:	At the street

For more information:

**Chris Wiedenmayer**

303 565 3019 direct

720 560 3430 cell

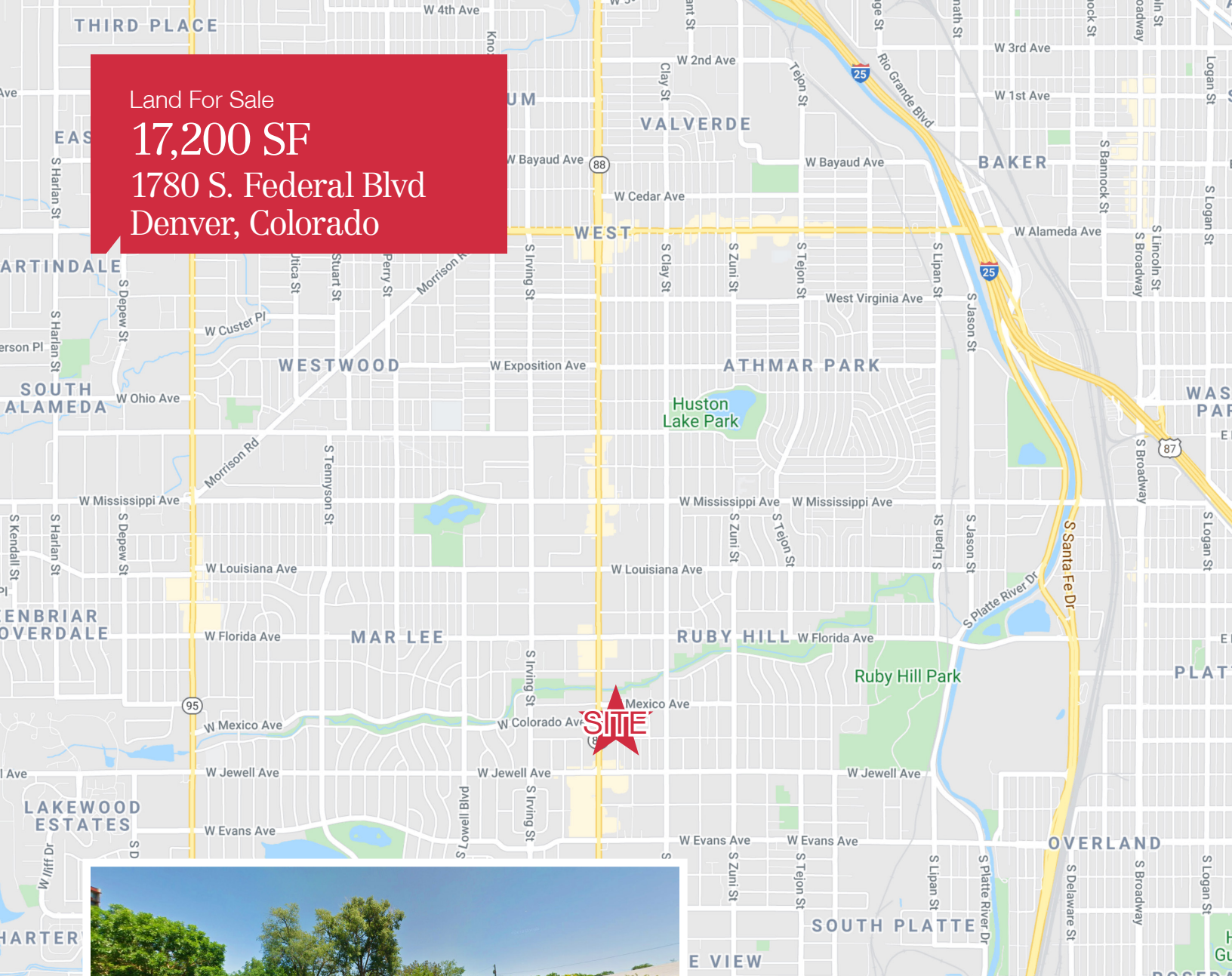
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### Demographics

	1 Mile	3 Mile	5 Mile
Population	29,488	176,137	471,120
Households	9,726	66,680	214,592
Average Household Income	\$60,857	\$76,641	\$90,679
Daytime Employees	4,950	56,211	278,324

\*Source: LandVision

### Traffic Counts

	Vehicles/Day
Federal Blvd @ Colorado Ave	36,000
Jewell Ave @ Federal Blvd	11,000
Florida Ave @ Clay St	10,000

\*Source: LandVision

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