

RETAIL AT NWC S. FEDERAL BLVD. & MISSISSIPPI AVE.

1009 - 1011 S. Federal Blvd. , Denver, CO 80219

FOR LEASE



PROPERTY DESCRIPTION

Sought after retail location

PROPERTY HIGHLIGHTS

- Street retail with excellent visibility
- Suitable for Retail or Office
- Many restaurants in the area
- 2,600 SF available with 2 restrooms
- Wide open design
- Lease rate: \$4,500 per month Gross
- Term: 3-5 years with options
- Zoned: E-MX-3
- Ample Parking
- Strong daily traffic counts

OFFERING SUMMARY

Available SF: 2,600 SF

Lease Rate: \$4,500.00 per month (Gross)

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
2021 Total Population	29,594	190,226	439,185
Average Household Income	\$63,461	\$86,194	\$101,290
Businesses	641	8,698	36,351
Employees	4,029	86,584	381,602

* Demographics and Traffic Counts provided by CoStar

LOUIS LEE

303.454.5416

llee@antonoff.com

The information above was obtained from sources we deem reliable; however, no warranty or representation, expressed or implied, is made as to the accuracy of the information contained herein. Any reliance on this information is solely at your own risk.

ANTONOFF
& CO. BROKERAGE INC.

RETAIL AT NWC S. FEDERAL BLVD. & MISSISSIPPI AVE.

1009 - 1011 S. Federal Blvd. , Denver, CO 80219

FOR LEASE

Pho Duy Denver
Happy Cafe Chinese Restaurant
J's Noodles Star Thai

**1009 - 1011 S. FEDERAL AVE.
3,100 SF AVAILABLE**

Hau Giang Market
Tan Tai Gift Shop
Relax Express Massage
Daisy Nail Supply
Kasual Kut
Indochina Enterprises, Inc.
Boost Mobile
Doc's Discount Liquors

**ASIA CENTER
Hong Kong BBQ
Golden Pho & Grill
Tony Pho Vietnamese**

New Saigon Market
Star Kitchen

TRAFFIC COUNT	
S. Federal Blvd. W of Kentucky Ave.	41,748/vpd
S. Federal Blvd. N of W. Tennessee Ave.	41,087/vpd
S. Federal Blvd. N of W Mississippi Ave.	39,223/vpd

Map data ©2021 Imagery ©2021 CNES / Airbus, Maxar Technologies, Sanborn, U.S. Geological Survey, USDA Farm Service Agency

LOUIS LEE

303.454.5416

llee@antonoff.com

The information above was obtained from sources we deem reliable; however, no warranty or representation, expressed or implied, is made as to the accuracy of the information contained herein. Any reliance on this information is solely at your own risk.

**ANTONOFF
& CO. BROKERAGE INC.**