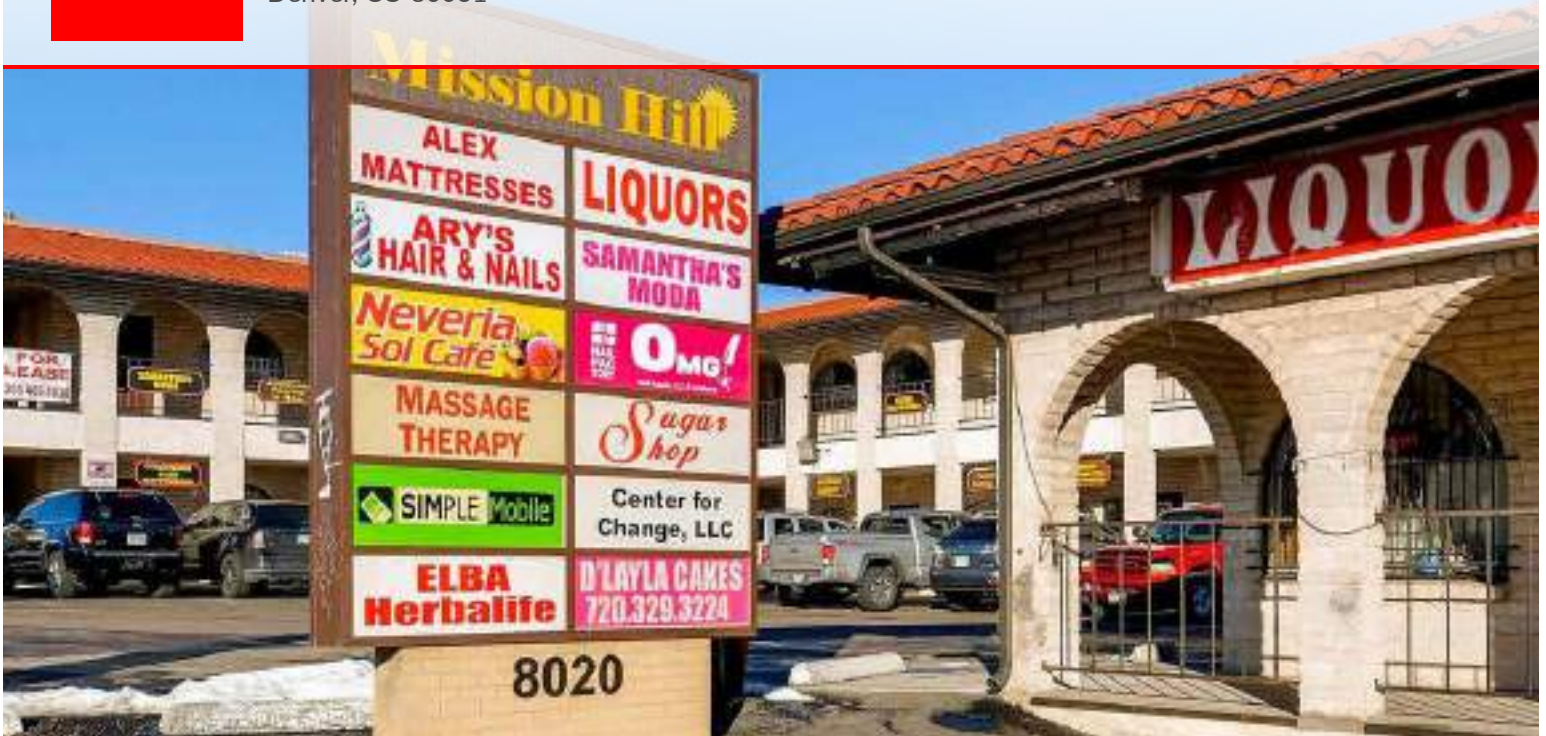




# 8020 FEDERAL BLVD.

Denver, CO 80031



## OVERVIEW

This unique 2 story building offers a mix of retail and office use. Current tenants include an ice cream shop, massage studio, nail salon, liquor store, insurance company, and is currently 93% occupied, leaving one unit left for lease. The current average lease rate is \$14.70/ft... Market rate is between \$16-\$25/ft leaving room to increase cash flow. Sitting next to the Interstate 36 (minutes to Boulder and Denver) this allows investors the opportunity to re-develop at any time in the future. This property is zoned B-1, allowing for almost all retail and office uses and zoning goes up to 65ft high. Along with value-add potential, the owner is willing to add a 9,600sf land parcel sitting (adjacently) behind the property. It is currently paved and used as parking. This parcel is zoned C-1, leaving investors with a variety of commercial development options.

## PROPERTY HIGHLIGHTS

- Secured Tenants
- Value-Add Opportunity
- Monument Signage
- Close to Boulder and Denver
- BONUS 9,600sf Undeveloped Lot



**Available SF:**

10,090 SF



**Sale Price:**

\$1,999,000



**Lot Size:**

19,625sf (+9,600sf)



**Cap Rate:**

8.1%



**Year Built**

1976



**Zoning:**

B-1

## OUR NETWORK IS YOUR EDGE.

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Beau Hershberger

O: 720.572.5187

C: 303.667.2530

bhershberger@hoffleigh.com

Brandon Langiewicz

O: 720.572.5187

C: 715.512.0265

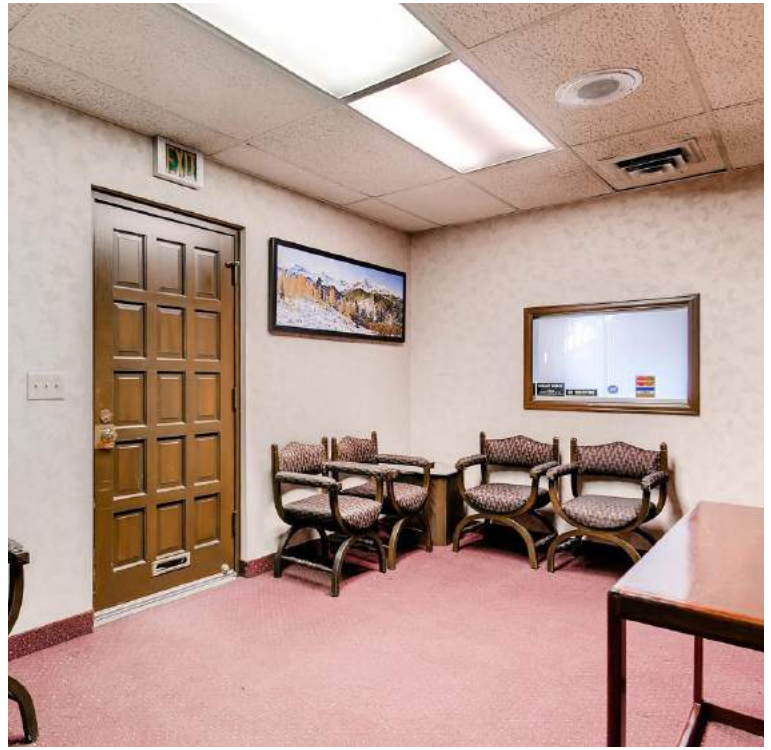
blangiewicz@hoffleigh.com





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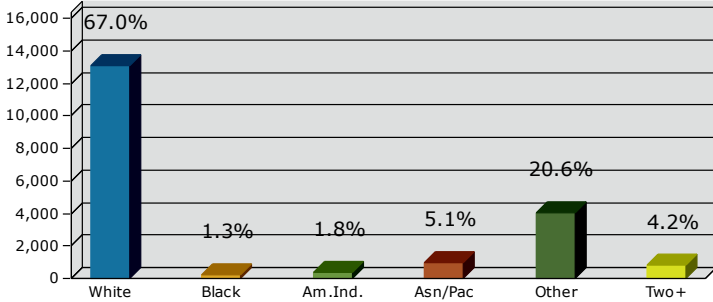
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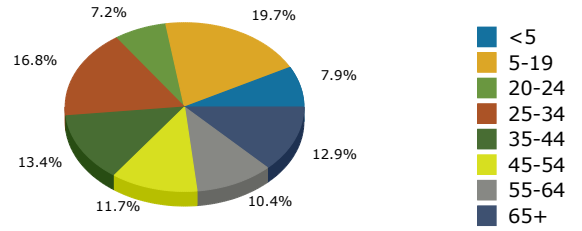
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2017 Population by Race

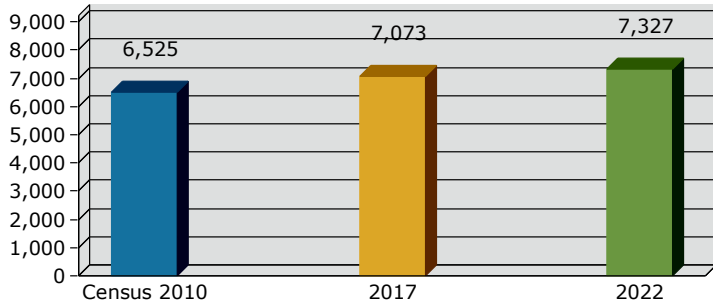


2017 Percent Hispanic Origin: 50.7%

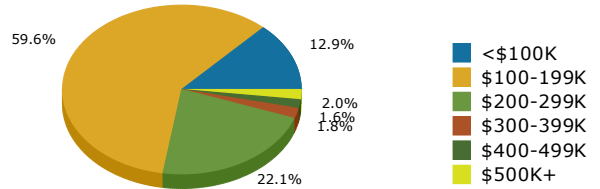
2017 Population by Age



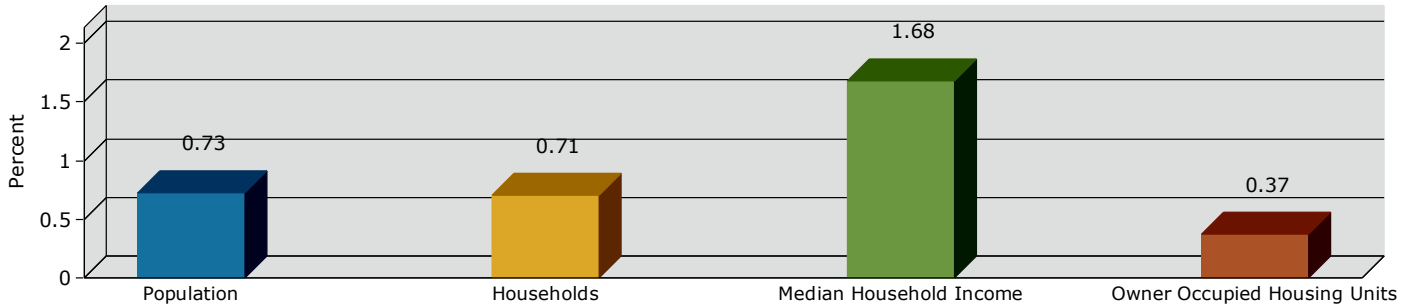
Households



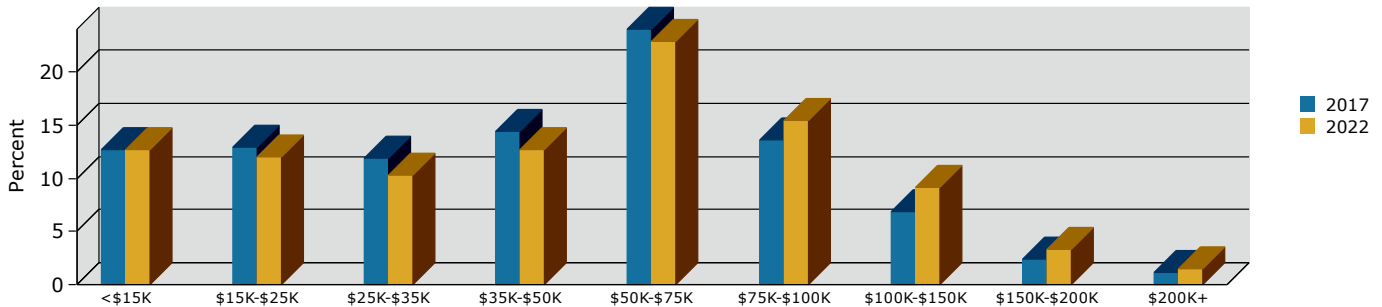
2017 Home Value



2017-2022 Annual Growth Rate



Household Income



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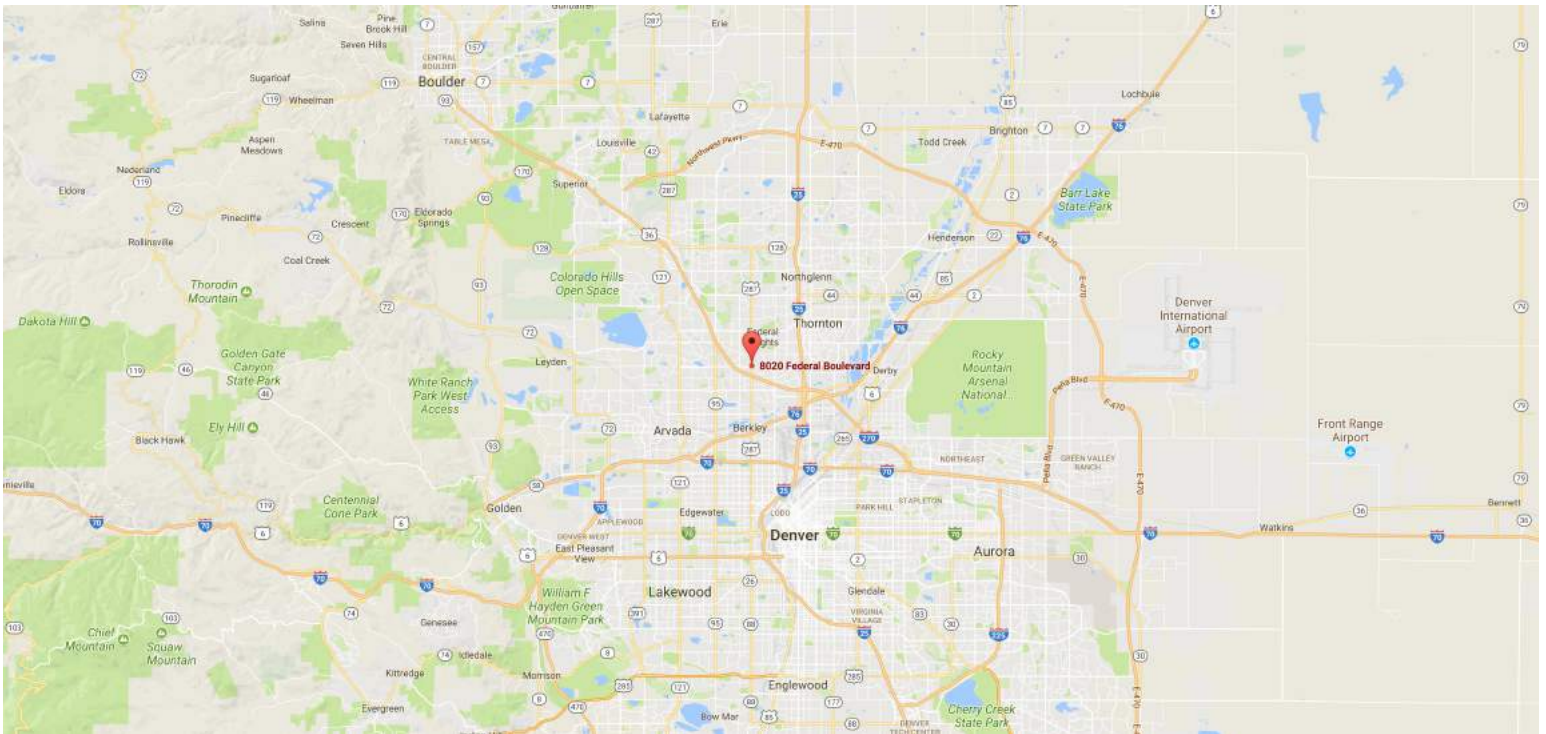
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