Multi-Tenant Mixed-Use Building For Sale or For Lease

877-881 FEDERAL BLVD, DENVER, COLORADO 80204

SALE PRICE REDUCED!



Overview

Now for sale and for lease is a mixed-use opportunity at 877 Federal Blvd. This is a strong play for both an owner-user looking to offset occupancy costs with in-place income, or an investor seeking a stabilized asset along one of Denver's main corridors.

The property is anchored by a long-term, well-established Comfort Dental franchise tenant, providing immediate cash flow, while still offering flexibility for an owner-user to occupy a portion of the building. For lease users, the available space offers a high-visibility location with strong frontage and access, well-suited for retail, office, or service-oriented uses.

Positioned just minutes from downtown with direct connectivity to major thoroughfares, the property benefits from consistent traffic counts and proximity to a mix of surrounding retail and dining amenities, making it a great option for both tenants and future ownership.

For more information or to set up a private tour, please contact Jayme Wilson or Brandon Langiewicz.

Unit:	Size:	Lease Rate:
877	1,594 SF	1,594 SF X $18.00 SF/YR + $7.14 NNN = **$3,339.43 / Month + Utilities**
879	2,278 SF	2,278 SF X $18.00 SF/YR + $7.14 NNN = **$4,772.41 / Month + Utilities**
877 + 879	3,872 SF	3,872 SF X $18.00 SF/YR + $7.14 NNN = **$8,111.84 / Month + Utilities**

Highlights

- Join Comfort Dental Today!
- Flexible Floor Plan
- Proximity to Dining and Retail amenities
- High Traffic Counts
- Minutes From Downtown
- 24 Off-Street Parking Spaces
- Monument Signage
- Recently re-striped parking lot

Property Details

Sales Price

- ~~$2,600,000~~
- **$1,995,000**

Lease Rate

- $18 SF/YR (+/- $7.14 NNNs)

Zoning

- E-MX-3

Building Size

- 7,900 SF

Lot Size

- 0.29 Acres

Rev: November 24, 2026

Our Network Is Your Edge

All information is from sources deemed reliable and is subject to errors, omissions, change of price, rental, prior sale, and withdrawal without notice. Prospect should carefully verify each item of information contained herein.



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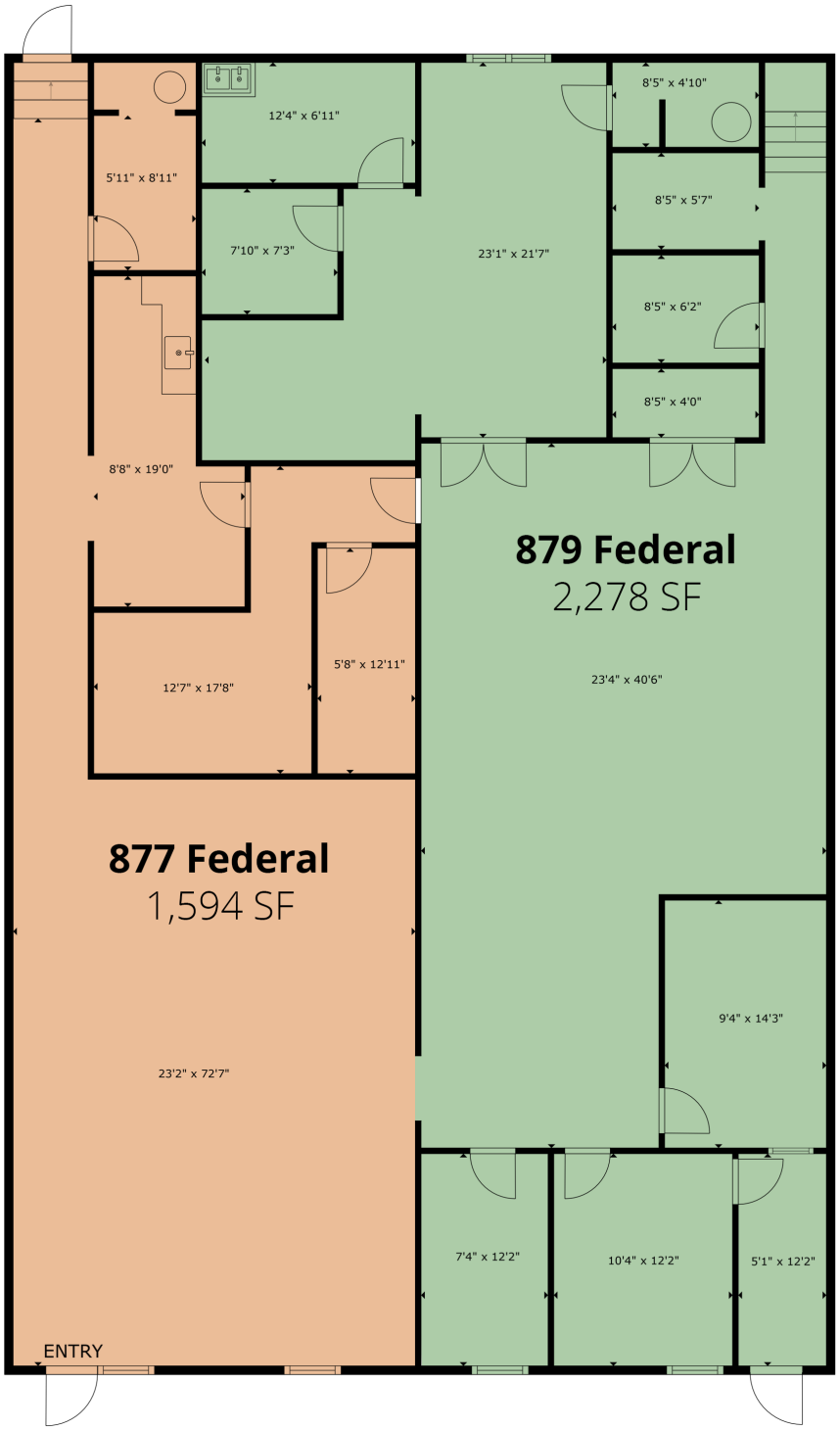

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DEMOGRAPHICS

257,209
Population

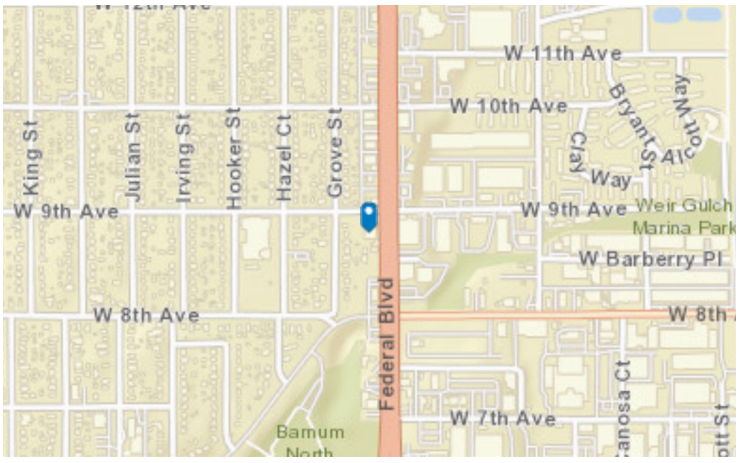
34.0
Median Age

2.0
Average Household Size

$92,815
Median Household Income

TRAFFIC COUNT

Nearest Cross Steet	VPD	Distance (mi)
W 9th Ave	34,000	0.0
Federal Boulevard	35,000	0.1
W 10th Ave	39,000	0.1



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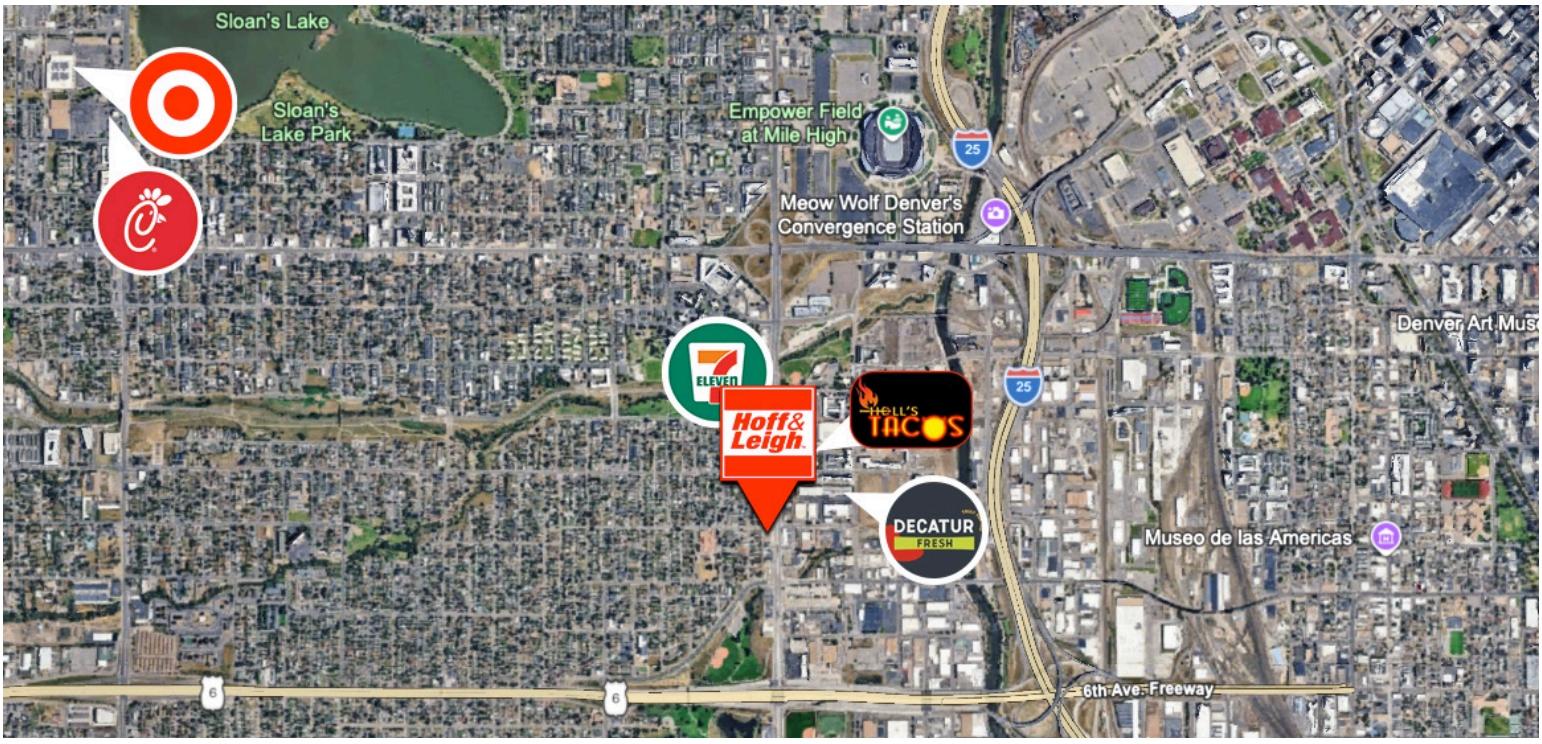

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