

# 64TH AVENUE & FEDERAL BOULEVARD DENVER, COLORADO

FOR SALE



## PROPERTY HIGHLIGHTS

New pad site development in Adams County

Pad sizes subject to change

Parcel A - Zoned C-5 – Permitted uses include Hotel, Bank, Medical Office, Restaurant, Auto Service/Repair

Parcel D Zoned I-1 & I-2 – Permitted uses include Restaurant, Mini-storage, Recreation Centers, Animal Hospital, Auto Service, Pawn Shop, Hotel

Underserved Trade Area

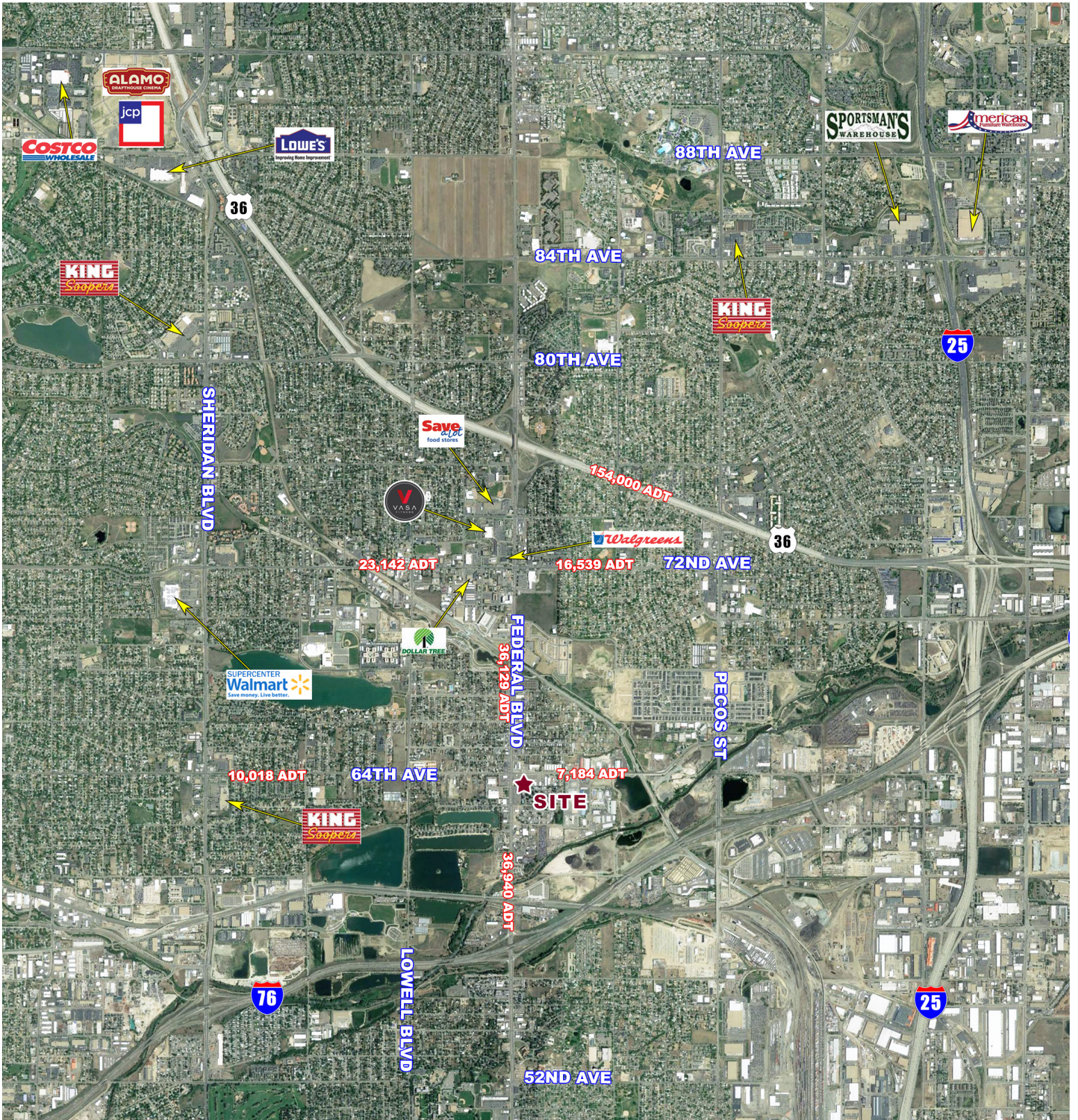
Easy highway access to I-76 and Hwy 36

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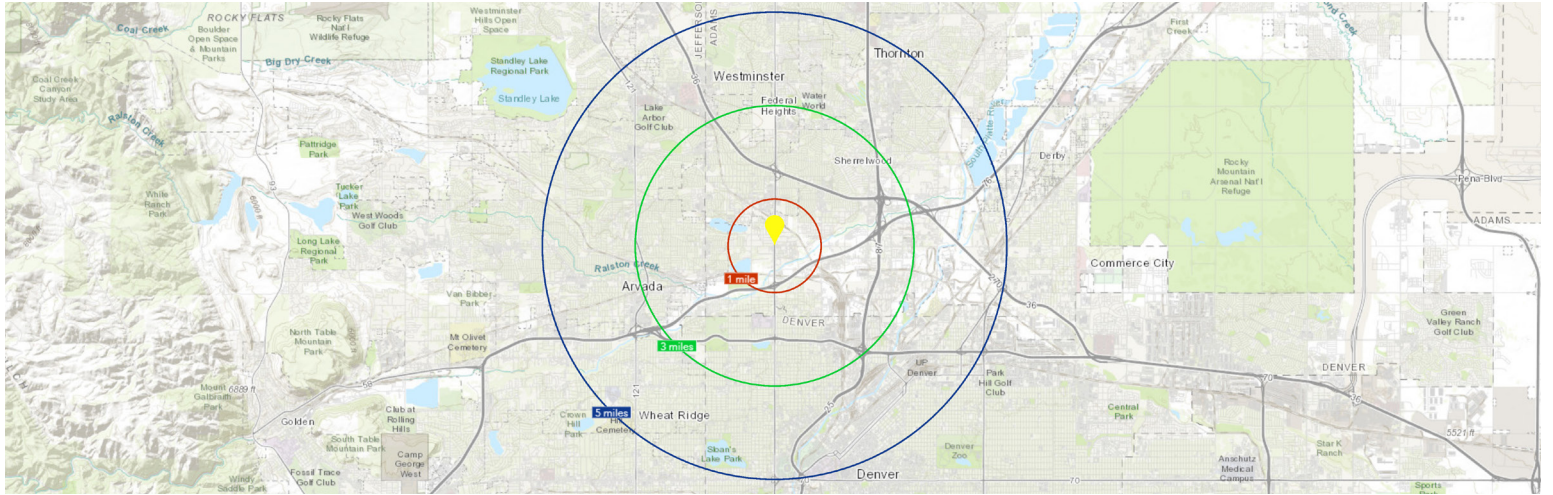
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# TRADE AREA



# AREA DEMOGRAPHICS



## DEMOGRAPHICS | COMPARISON SUMMARY

CATEGORIES	1 MILE	3 MILES	5 MILES
ESTIMATED POPULATION	9,839	122,853	390,228
PROJ. POPULATION IN 2027	9,861	122,607	405,613
AVG. HOUSEHOLD INCOME	\$116,702	\$98,075	\$112,775
DAYTIME POPULATION (EMPLOYEES)	2,945	55,742	234,009

SOURCE: ESRI 2023

## TRAFFIC COUNTS

LOCATION	CARS/DAY
Federal Blvd north of 64th Ave	36,128
Federal Blvd south of 64th Ave	36,940 <sup>1</sup>
64th Ave east of Federal Blvd	7,184 <sup>2</sup>
64th Ave west of Federal Blvd	10,018 <sup>3</sup>

SOURCE: DRCOG 2017, <sup>1</sup>2019, <sup>2</sup>2021, <sup>3</sup>2022



## BROKER CONTACT

### ABOUT SULLIVANHAYES

SullivanHayes Brokerage is Colorado's premier, full service retail brokerage company assisting tenants, landlords, and developers. We have enjoyed a rich history serving the commercial real estate industry since 1978. SullivanHayes is proud to have helped some of the most sophisticated national retailers and landlords expand throughout Colorado, as well as passionate local concepts and developers that make our community vibrant and dynamic.

VISIT: [www.sullivanhayes.com](http://www.sullivanhayes.com)

## 64th Avenue & Federal Boulevard Denver, Colorado

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All information to be independently verified.