

Federal Plaza Shopping Center

10250 - 10350 North Federal Blvd., Federal Heights, Colorado 80260



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**Retail Space
Now Available**

\$15.00 psf NNN



Federal Plaza, a sprawling Safeway-anchored prime retail center, is highly visible with excellent access from both North Federal Blvd and West 104th Ave in the Federal Heights community. Heavy daily traffic accounts for the strong demographics from continued high residential growth. National tenants Firestone, Walgreen's, Comfort Dental, Chipotle, Dairy Queen, Chick-fil-A, Burger King and recently AT&T makes this center an opportunity worth looking into.

Traffic Counts

On West 104th Ave at N Federal Blvd (2005) **32,419 CPD**
On N Federal Blvd at W 104th Ave (2004) **27,300 CPD**

Area Demographics (2004)	1-Mile	3-Miles	5-Miles
Census/Population (2000)	17,707	119,316	304,867
Average HH Income (2006)	\$74,588	\$68,847	\$69,925

Source: CoStar Property, 4-24-08

weststar

6795 E TENNESSEE AVE, STE 601, DENVER, CO 80224
720-941-9200 main | 720-941-9202 fax

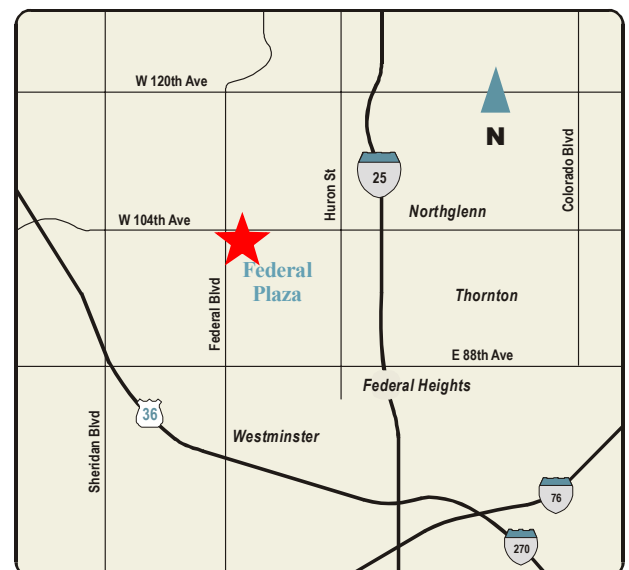
Sheldon Hayutin

720-880-2934 direct | 303-888-8597 cell

Lev Cohen

720-880-2925 direct | 720-232-4118 cell

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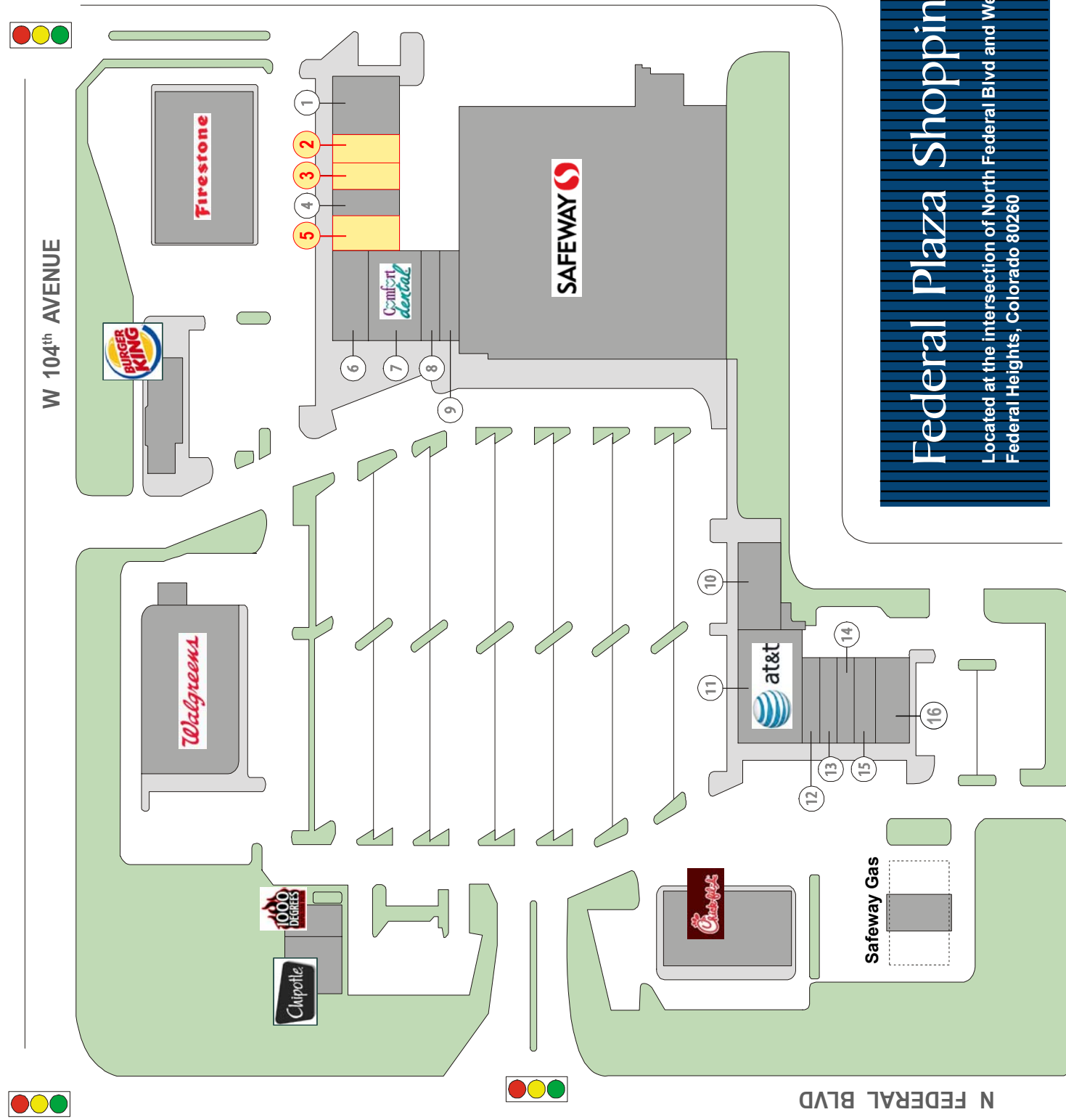
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FDPLZA-051117

Lev Cohen
720-880-2925 Direct
720-232-4118 Cell
Sheldon Hayutin
720-880-2934 Direct
303-888-8597 Cell



- 1 Federal Plaza Liquors
- 2 **AVAILABLE - 1,392 sf**
- 3 **AVAILABLE - 1,398 sf**
- 4 Cost Cutters
- 5 **AVAILABLE - 1,692 sf**
- 6 Sushi Yumi
- 7 Comfort Dental
- 8 Camelot Cleaners
- 9 GNC
- 10 Pho 88
- 11 AT&T
- 12 Cigarettes & Gifts
- 13 Elite Nails
- 14 Mediterranean Restaurant
- 15 Dairy Queen
- 16 ARC Thrift Store



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Located at the intersection of North Federal Blvd and West 104th Ave
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