

FOR SALE

1940 FEDERAL BOULEVARD | DENVER, CO 80204



Pinnacle Real Estate Advisors is pleased to exclusively offer the opportunity to acquire 1940 Federal Boulevard, a rare mixed-use redevelopment site strategically positioned at the signalized hard corner of Federal Boulevard and West 20th Avenue. Situated directly adjacent to Empower Field at Mile High and minutes from Downtown Denver, the Property presents investors, developers, and owner-users with the opportunity to secure a highly visible urban infill site in one of Denver's most dynamic growth corridors.

The Property consists of approximately 15,104 square feet of land and is zoned C-MX-5, one of Denver's most flexible mixed-use zoning designations. The zoning supports a wide variety of commercial and residential uses including multifamily apartments, condominiums, boutique hotels, office, retail, restaurant, entertainment, and live-work concepts. Based upon the site's size and configuration, the Property may be capable of supporting approximately 50 to 75 residential units, depending on final design and city approvals.

The property's hard-corner location, alley access, dual curb cuts, and proximity to Downtown Denver and Empower Field create a unique opportunity to maximize both land value and future income potential.

PROPERTY OVERVIEW

LIST PRICE	\$1,495,000 (\$98.98/SF LAND)
BUILDING TYPE	REDEVELOPMENT SITE / MIXED-USE DEVELOPMENT LAND
YEAR BUILT	1958
BUILDING SIZE	1,139 SF
TOTAL LOT AREA	15,104 SF
ZONING	C-MX-5
TAXES	\$27,613

PROPERTY HIGHLIGHTS

- Rare 15,104 SF corner redevelopment site adjacent to Empower Field at Mile High
- C-MX-5 zoning allows for a wide variety of mixed-use development opportunities including multifamily, hospitality, retail, restaurant, office, entertainment, and live-work concepts
- Potential for approximately 50-75 residential units depending on final design, parking strategy, and city approvals
- Excellent visibility with approximately 38,000 vehicles per day along Federal Boulevard
- Signalized hard corner with dual curb cuts and alley access



FOR MORE INFORMATION, PLEASE CONTACT

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