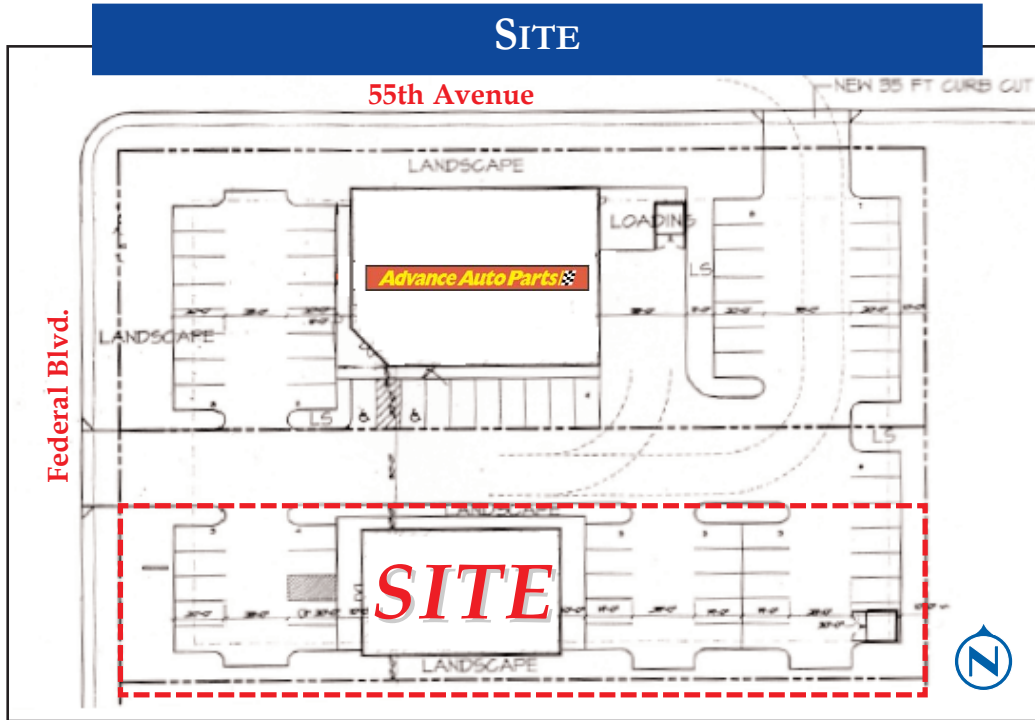


FEDERAL BLVD. RETAIL PAD FOR SALE/BUILD TO SUIT/LEASE 5496 FEDERAL BLVD., DENVER, CO



FEATURES	
Location:	5496 Federal Blvd.
City/County:	Unincorporated/Adams
Size:	25,000 SF
Zoning:	C-5 Commercial
Access:	On Federal Blvd between I-76 & I-70
Price:	\$425,000 (\$17/SF)
Lease:	\$20/SF NNN for 4,250 SF Build-to-Suit

REMARKS	
Join Advance Auto Parts in a new retail development on Federal Blvd.	
2006 construction of a 6,800 SF Advance Auto Parts Store	
Subject Site will accommodate a 4,500 SF Building	
Site delivered with landscaping and parking in-place	
Perfect for auto-orientated use i.e Brakes, windshield, oil change, bank, fast-food, check-cashing, liquor stores, etc.	
High traffic counts on Federal Blvd.	
Easy access to both I-70 and I-76	

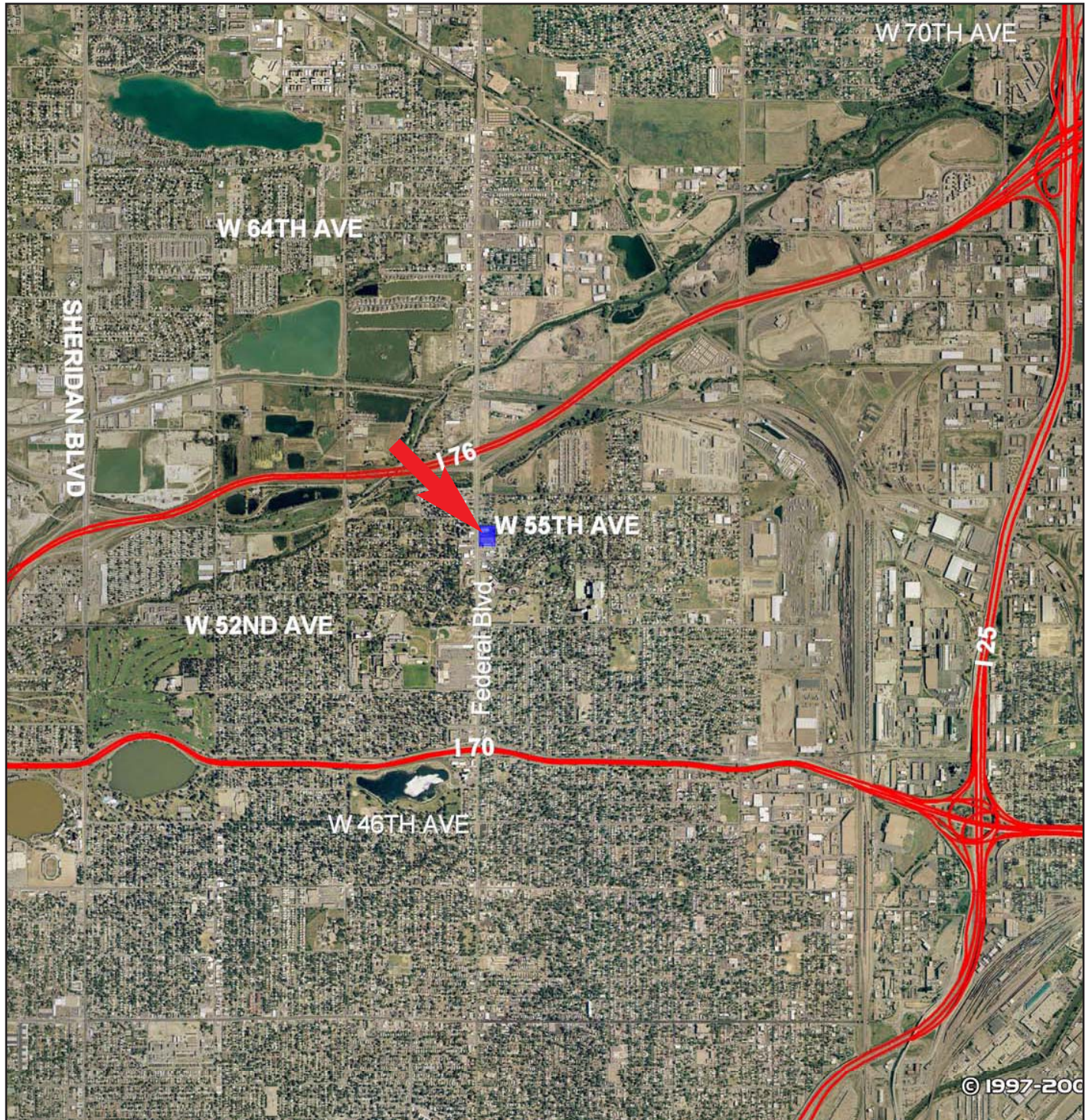
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