

Denver Retail Sublease

3810 Federal Blvd | Denver, CO 80211

Retail Sublease Opportunity

Leasing Brochure



MATTHEWS™

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Exclusively Listed By

Brayden Conner

Broker of Record

Broker Lic. No.: ER.100106933 (CO)

Firm Lic. No.: EC.100099522 (CO)

Denver Broncos Stadium
±2.4 Miles Away

Subject Property



Investment Highlights

- **Flexible Retail Footprint:** ±3,010 SF of retail space available for sublease, well-suited for a variety of retail uses
- **Move-In Ready:** Turnkey space, minimizing buildout time and costs for a new operator
- **Flexible Zoning:** Zoned U-MX-3 (Urban Mixed-Use), allowing a range of commercial uses — ideal for retail or service-based users
- **Visibility & Access:** Located at the signalized intersection of Federal Blvd and W 38th Ave, offering strong visibility and access
- **Denver, CO:** One of the fastest-growing major metros in the country, Denver offers a strong, diverse economy and a dense, growing population base along the Federal Blvd corridor



 **Bryant-Webster Dual Language**
±454 Students

 **Academia Ana Marie Sandoval**
±409 Students



 **Denver North High School**
±1,600 Students



Subject Property

W 38th Ave ± 26,000 VPD

287 ± 32,000 VPD



COSTCO WHOLESALE
LOWE'S
PET SMART
Michael's
Applebee's
THE HOME DEPOT
sam's club
ULTA BEAUTY
IN-N-OUT BURGER
CAVA
TEXAS ROADHOUSE
FLOOR DECOR

REGIS UNIVERSITY
Regis University
±4,627 Students | ±855 Employees

Walgreens
Auto Zone
McDonald's
SAFeway
Panera Bread
Pizza Hut
Mendocino Farms
TACO BELL
O'Reilly AUTO PARTS

North Washington

Denver International Airport
±82M Annual Passengers

Commerce City

Denver Metro Industrial Hub
±33,000 Employees
Home to ±2,000 Active Industrial Tenants

Walmart Supercenter
McDonald's
Wendy's
Chipotle Mexican Grill
Carl's Jr.
Jack in the Box
KING SOOPERS
Starbucks

Subject Property

Union Station

Downtown Denver

COORS FIELD
30 YEARS 1995-2025
Colorado Rockies Stadium
±2.4M Annual Visitors | ±3 Miles Away

Northfield Retail Corridor
TARGET
TORCHY'S TACOS
Harkins THEATRES
P.F. CHANG'S
Canes
TEXAS ROADHOUSE
Starbucks
Bass Pro Shops
IN-N-OUT BURGER
FIVE GUYS
SEPHORA

Cherry Creek

EMPOWER FIELD AT MILE HIGH
Denver Broncos Stadium
±1.5M Annual Visitors | ±2.4 Miles Away

METROPOLITAN STATE UNIVERSITY OF DENVER
Metropolitan State University
±18,336 Students | ±2,848 Employees

±40,000 VPD
95

±32,000 VPD
287

±87,000 VPD
76

±222,000 VPD
25

±111,000 VPD
70

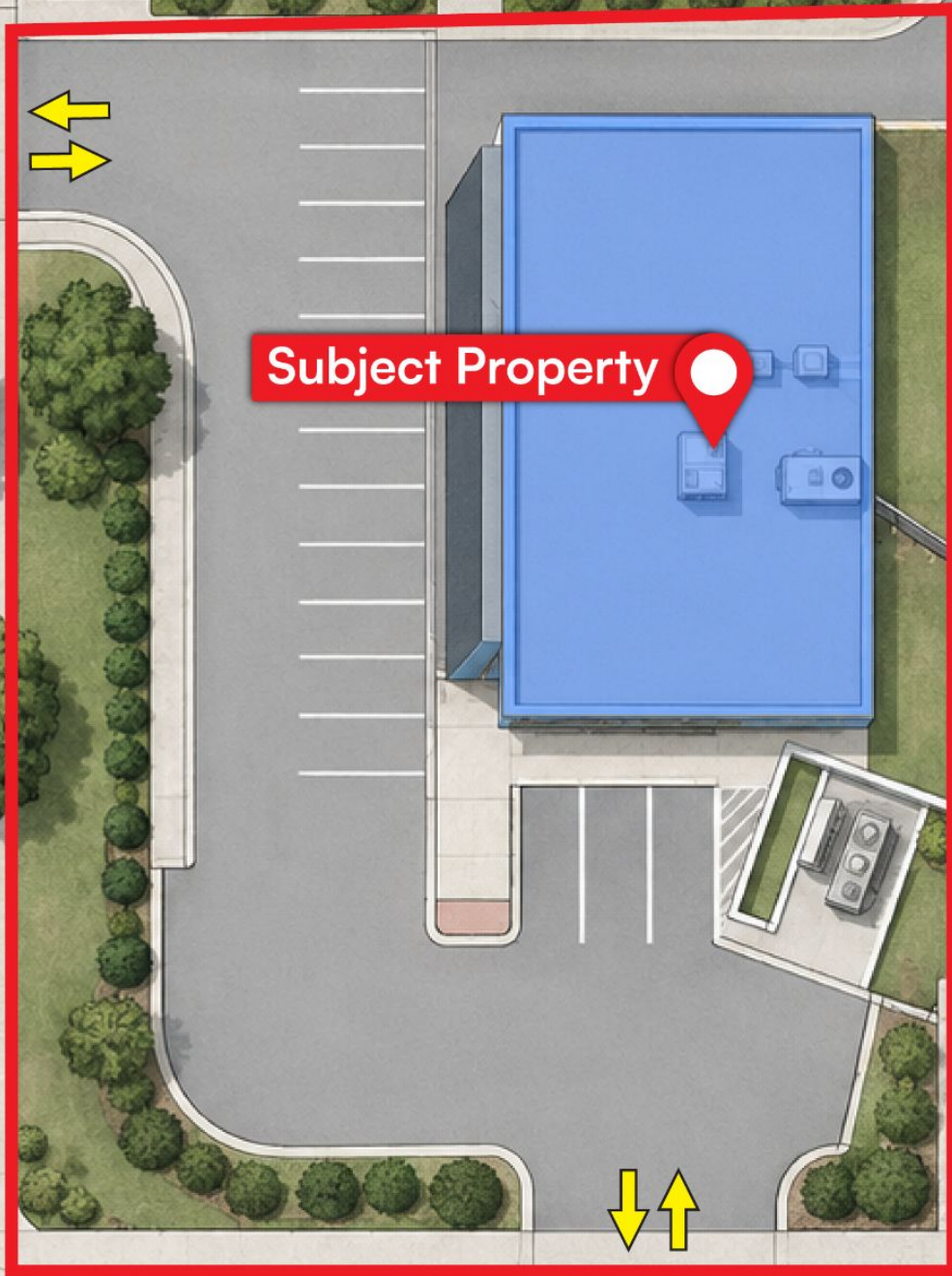
±105,000 VPD
270

Edgewater



± 32,000 VPD

287



Subject Property

O'Reilly
AUTO PARTS

W 38th Ave ± 26,000 VPD

3810 Federal Blvd
Denver, CO 80211

\$20.00/SF
Asking Rent

Absolute NNN
Lease Type

Subject Property

±3,010 SF
GLA

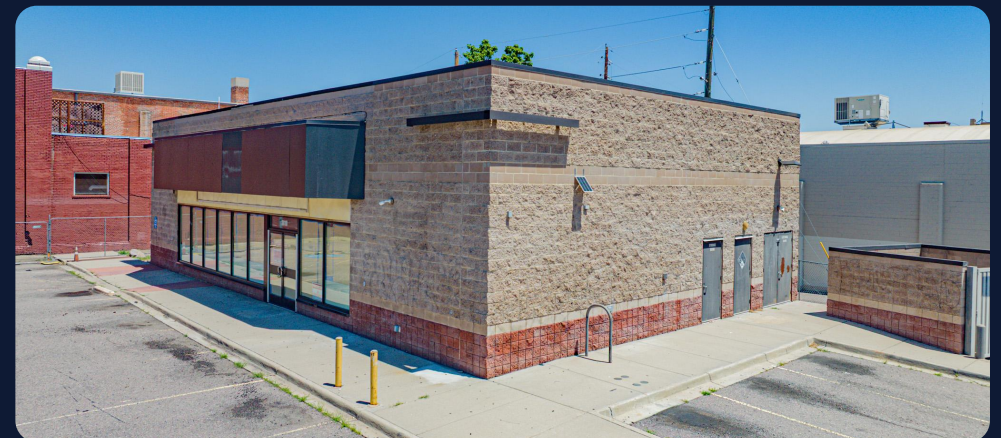
±0.44 AC
Lot Size

2009
Year Built

U-MX-3 Zoning
Urban Mixed-Use

5/31/2028
Lease Expiration

Property Photos



DENVER MARKET OVERVIEW

MILE-HIGH CITY

\$474.6B
GROSS DOMESTIC PRODUCT

252
AVERAGE SUNNY DAYS

±2.96M
MSA POPULATION



DENVER-AT-A-GLANCE

#1

BEST PLACES FOR BUSINESS
AND CAREER -FORBES

1.6%

ANNUAL POPULATION
GROWTH WITHIN 10 YEARS

±3M

10-COUNTY METRO
POPULATION

2.4%

PROJECTED JOB
GROWTH -FORBES

18TH

BEST PLACE TO LIVE
-US NEWS & WORLD REPORT

The Mile High City combines the best of urban landscapes and outdoor lifestyles. Best suited for urban adventurers, Downtown Denver consists of a few smaller districts and neighborhoods, most notably the Central Business District, Union Station, and the Lower Downtown (LoDo) District. For Denver, the downtown area is home to some of the city's most historic sites and has been the main center for commercial, financial, and entertainment businesses.

With Colorado becoming a popular place to live in the United States, Denver has seen rapid growth throughout the past few decades. Much of this growth is driven towards Downtown, with new businesses and living spaces added each year. Between the shops, restaurants, bars, museums, entertainment spaces, and public parks, there are thousands of places to check out in Downtown Denver for a nearly endless itinerary.



82 Million+ Annual Visitors

Denver International Airport

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In no event shall a prospective lessee have any other claims against Owner or Matthews™ or any of their affiliates or any of their respective officers, Directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing of the Property.

This Leasing Package shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date of this Leasing Package.