

Full Property View

755 S Federal Boulevard, Denver, CO 80219

\$25 - Active



Listing ID:	9201003	MLS Status:	Active
Property Type:	Commercial Lease	Rental Price:	\$25 Per SqFt / Year
Property Subtype:	Retail	Original List Price:	\$25
County:	Denver	Structure Type:	StripCenter
Year Built:	1987	Lease Considered:	
Listing Contract Date:	09/08/2025	Spec. Listing Cond:	
Days in MLS:	0	Tax Year:	2020
Tax Annual Amt:	\$27,972	Tax Legal Desc:	L 20 THRU 23 INC & N1/2 L 24 BLK 33 ADAMS GARDENS

Recent: **09/08/2025 : NEW**

Building Information

Building Area Total (SqFt Total):	5,355	Building Class:	Class C	Stories:	1
Leasable Area (SqFt):	2,200	Common Area:			
Construction Materials:	Brick	Year Built Effective (Last Remodel):	2019		
Building Features:	Car Share	Roof:		Architectural Style:	
Exclusions:	previous tenant's belongings.	Ceiling Height (Clear Span):	12		
PSF Total:	\$0				

Site & Location Information

Lot Size:	0.32 Acres / 14,080 SqFt	Fencing:	
Current Use:	Retail	Lot Features:	Corner Lot, Near Public Transit
Road Surf/Front:	Paved/Public Road	Road Responsibility:	Public Maintained Road
Zoning:	B-2	Building (Complex) Name:	
Walk Score:	80	Parcel Number:	5173-08-025
			View Walk, Bike, & Transit Scores

Water & Utilities

Water Included:	Yes	Water Source:	Public	Sewer:	Community
Irrigation Source:		Electric:	110V		
Utilities:	Cable Available, Electricity Connected, Natural Gas Connected, Phone Connected, Sewer Connected				

Financials & Expenses

<u>Actual</u>	<u>Projected</u>
Gross Income:	Gross Income:
Operating Expense: \$7	Annual Expense:
CAM/Operating Fees: Variable Amount	Annual Net Income:
Annual Net Income:	
Operating Expense Includes:	

Tenant Information

Tenant	Area (SqFt) Occupied	Lease End Date	Tenant Options
Cannabis Store unit 4+5	2,200	01/31/2030	
vacant unit 3	1,100		
vacant unit 1	2,200		

Unit Information

# Units Total:	3	# Units Vacant:	2	# Units Furnished:	
<u>Unit #</u>	<u>Unit Area (SqFt)</u>	<u>Unit Description</u>			
1	2,200	Corner unit show windows, open, bathroom, office			
3	1,100	showcase window, open showroom; bathroom & office at rear + emergency exit door to Walsh street			

Parking

Parking Total:	4	Garage Spaces:	0	Offstreet Spaces:	4
Parking Ratio:	2				
<u>Parking Type</u>	<u># of Spaces</u>	<u>Parking Description</u>			
Parking Lot	4	off street for customers			
Parking Features:	Asphalt				

Public Remarks

Large unit available. Located on high traffic street. A 3 unit strip center with a busy Cannabis store, next to shared driveway with another strip center with Barber Shop, busy Restaurants. Just one block from Bus stop. Good location for a Boutique, insurance office, convenient store, appliance store, cell phone business. Available immediately. This 2200 square feet unit is on the corner of Federal & Walsh St and has windows along Federal and parking lot side. Great spot to expand your small business. Nice and clean with fresh paint, ceiling tiles and concrete polish floors.

Directions

S. Federal is a main Blvd.

Confidential Information

Private Remarks: **Rent negotiable. \$20 to \$25 sq ft negotiable**

Sale Type:

Existing Lease Type: **NNN**

Contract Earnest Check To: **TBD**

Possession: **Negotiable**

Contract Min Earnest: **\$5,000**

Listing Terms: **Price TBD**

Title Company:

Ownership:

Expiration Date: **03/01/2026**

Showing Information

Showing Service: **None**

Showing Contact Phone: **303.587.8588**

Show Email: flora@dupreerealestategroup.com No Showings Until:

Showing Instructions: **Appointment with Listing Broker Unit #1 , 2200 sq ft**

Occupant Type: **Vacant**

List Agent

List Agent: [Flora DuPree](#)

List Agent ID: **003539**



Phone: **303-587-8588**

Mobile: **303-587-8588**

Office: **303-587-8588**

Email: flora@dupreerealestategroup.com List Office ID: **M7523**

List Office: [DuPree Real Estate Group, LLC](#)



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