9260
Federal
Blvd

FLEXIBLE COMMERCIAL OPPORTUNITY

Three parcels · Owner-user or investment · Tenant in place

9260 Federal Blvd. Federal Heights, CO 80260

GLASS PROPERTIES GROUP

KW COMMERCIAL

Michelle Glass | Senior Real Estate Advisor
720.780.7257 | MichelleDirect@kw.com

Ernest Duran | Real Estate Broker
303.919.0077 | 5280realty@gmail.com

9260 Federal Blvd

9260 FEDERAL BLVD FEDERAL HEIGHTS, CO 80260

OFFERING PRICE: $1,600,000

9260–9270 Federal Boulevard offers a unique opportunity to acquire three contiguous commercial parcels totaling approximately 1.65 acres along the highly traveled Federal Boulevard corridor in Federal Heights. The property includes approximately 5,477 square feet of existing improvements and is currently occupied by an auto sales tenant, creating flexibility for both investors and future owner-users.

With C-1 commercial zoning, prominent Federal Boulevard frontage, and strong traffic exposure, the property is well positioned for continued commercial use, owner occupancy, or future repositioning, subject to municipal approval. The three-parcel configuration provides additional flexibility, while convenient access to Westminster, Denver, and major north metro routes connects the property to a broad customer and employment base.

With substantial land area, existing occupancy, strong visibility, and flexible commercial zoning, 9260–9270 Federal Boulevard presents a compelling opportunity for investors and owner-users seeking a well-positioned commercial asset in the north Denver metro area.

PROPERTY HIGHLIGHTS

Building Type | Retail/Auto Sales

Building Size | 5,477 SF

Parcels | 3

Year Built | 1968

Lot Size | ±71,746 SF / 1.65 AC

Zoning | C-1 Commercial

GLASS PROPERTIES GROUP

KW COMMERCIAL

9260 Federal Blvd

BUILDING FEATURES AND INVESTMENT HIGHLIGHTS

- **Three-Parcel Offering — Includes 9260 Federal Blvd, 9270 Federal Blvd, and an additional contiguous parcel**
- **±1.65 Acres — Approximately 71,746 SF of total land area along the Federal Boulevard corridor**
- **Existing Tenant in Place — Currently occupied by an established auto sales business**
- **±5,477 SF of Improvements — Existing commercial space with flexibility for continued use or future reconfiguration**
- **C-1 Commercial Zoning — Supports a variety of potential commercial uses, subject to municipal approval**
- **High-Visibility Federal Blvd Frontage — Prominent positioning along one of the north metro area's primary commercial corridors**

- **Strong Traffic Exposure — Approximately 35,700 vehicles per day near Federal Blvd & W 92nd Ave**
- **Owner-User or Investment Opportunity — Continue the existing use, occupy the property, or pursue a future repositioning strategy**
- **North Metro Connectivity — Convenient access to Westminster, Denver, surrounding communities, and major regional routes**

GLASS PROPERTIES GROUP

KW COMMERCIAL

9260 Federal Blvd

9260 FEDERAL BLVD FEDERAL HEIGHTS, CO 80260

GLASS PROPERTIES GROUP

KW COMMERCIAL

9260 Federal Blvd

LOCATION: FEDERAL HEIGHTS & NORTH METRO DENVER

NORTH FEDERAL BOULEVARD / FEDERAL HEIGHTS

The property sits on Federal Boulevard just north of W 92nd Avenue, in the center of Federal Heights' main commercial corridor. Federal is one of the north metro's primary north–south arterials. Traffic counts near the site reach approximately 35,718 vehicles per day at W 92nd Avenue, giving strong daily exposure to retail, automotive, and service users who rely on drive-by visibility.

W 92nd and W 104th Avenues provide east–west connections to Westminster, Thornton, and regional routes. RTD bus service stops nearby at Federal Blvd & W 90th Place, and US 36 & Sheridan Station is a short drive west. CDOT's planned Federal Boulevard Bus Rapid Transit would link the corridor directly to Downtown Denver and Englewood, with construction targeted to begin as early as 2027.

Roughly 21,000 residents live within one mile and more than 156,000 within three miles, supporting a steady local customer base. Nearby destinations such as Safeway, Hyland Hills Water World, and Carroll Butts Park bring regular traffic to the area. Federal Heights' 2025 Comprehensive Plan identifies redevelopment along Federal Boulevard as a priority. That focus favors well-located sites with land area and flexible commercial zoning.

Walk Score 69

Somewhat Walkable
Some errands can be accomplished on foot.

Transit Score 30

Limited Transit
Transit stops are close.

Bike Score 48

Bike Accessibility
Minimal bike infrastructure.

GLASS PROPERTIES GROUP

KW COMMERCIAL

9260 Federal Blvd

NORTH METRO DENVER: DEMOGRAPHICS & TRAFFIC COUNTS

Federal Heights is an established community in Adams County located just north of Denver and adjacent to Westminster. The city offers convenient access to the broader north Denver metro area, with Federal Boulevard serving as one of its primary commercial corridors. The area has a mix of established neighborhoods, retail centers, restaurants, service businesses, parks, and other commercial uses, creating a practical setting for businesses serving both local residents and nearby communities.

The area around Federal Boulevard has continued to develop as part of the larger north metro market, with Westminster, Thornton, and other surrounding communities adding to the customer base and employment population. Federal Boulevard provides direct north-south connectivity, while W 92nd Avenue, W 104th Avenue, and other major roads provide convenient access to surrounding neighborhoods and regional routes. The location also benefits from nearby public transportation, making the corridor accessible to employees, customers, and visitors.

Federal Heights offers a mix of commercial convenience and established residential communities. Nearby Westminster provides additional shopping, dining, entertainment, and employment opportunities, while parks and recreational areas add to the area's everyday appeal. With its location along a well-traveled commercial corridor, proximity to Westminster and Denver, and access to major transportation routes, Federal Heights provides a practical location for businesses, investors, and owner-users looking to establish a presence in the north Denver metro area.

DEMOGRAPHICS

TYPE	1 MILE	3 MILES
POPULATION	21,169	156,506
# OF HOUSEHOLDS	7,580	58,013
AVERAGE AGE	38	38
MEDIAN HH INCOME	$71,131	$84,575

Federal Heights and nearby Westminster offer a variety of parks, shopping centers, restaurants, and everyday services. Carroll Butts Park provides nearby recreational opportunities, while Westminster adds a broader selection of dining, retail, entertainment, and employment options.

Federal Boulevard remains an important commercial corridor, connecting local businesses with established residential neighborhoods throughout the north Denver metro area. With convenient access to major roads, public transportation, and neighboring communities, Federal Heights offers a practical location for businesses serving the surrounding market.

As part of the growing north metro region, Federal Heights benefits from its proximity to Denver and Westminster while maintaining its own established community and commercial identity. Its accessibility, residential base, and mix of local businesses make it a convenient location for commercial activity and investment.

TRAFFIC COUNTS

TYPE	CROSS STREET	CARS/DAY	DISTANCE
FEDERAL BLVD.	W 92ND AVE	35,718	0.1 mi
FEDERAL BLVD.	GREEN COURT	33,805	0.3 mi
FEDERAL BLVD.	W 96TH AVE	30,987	0.5 mi
FEDERAL BLVD.	W 100TH AVE	32,000	0.9 mi
FEDERAL BLVD.	W 104 TH AVE	27,500	1.4 mi
W 104TH AVE	FEDERAL BLVD.	32,000	1.4 mi

9260 Federal Blvd

FEDERAL HEIGHTS ECONOMIC OVERVIEW

14,075
POPULATION

$385K
MEDIAN HOME PRICE

6,905
OF EMPLOYEES

Businesses **1,387**	Labor Force **69.1%**
Homeownership **59.3%**	Housing Units **5,452**
Retail Sales **$516.6M**	Median Income **$56,597**

FEDERAL HEIGHTS COLORADO

2025 ECONOMIC OVERVIEW

Federal Heights' commercial real estate market benefits from its location within the north Denver metro and its proximity to Westminster and Denver. The city's established development pattern and limited land supply create opportunities for redevelopment and reinvestment, particularly along major commercial corridors such as Federal Boulevard. The city's 2025 Comprehensive Plan identifies redevelopment as an important opportunity, supported by lower land costs and access to the larger Denver market.

Nearby Westminster adds to the strength of the surrounding market, with a large base of commercial, industrial, retail, and office properties. Continued investment and redevelopment throughout Westminster and the broader north metro are helping support business activity and property demand.

For Federal Heights, the combination of Federal Boulevard visibility, established neighborhoods, nearby Westminster, and access to major regional routes creates a practical environment for commercial investment. Properties with existing space and opportunities for repositioning or owner-user occupancy can benefit from the area's continued growth and redevelopment.

GLASS PROPERTIES GROUP

KW COMMERCIAL

9260 Federal Blvd

NORTH DENVER GROWTH AND INFRASTRUCTURE

Recent and ongoing investment throughout Federal Heights, Westminster, and the broader north Denver metro continues to improve transportation, infrastructure, housing, and commercial activity. Federal Heights has completed improvements along Federal Boulevard, while the city continues infrastructure projects including 2026 roadway paving and a multi-year sewer manhole rehabilitation program. The city is also actively pursuing redevelopment and additional commercial activity along Federal Boulevard.

Federal Boulevard Improvements: Recent CDOT improvements along Federal Boulevard in Federal Heights and Westminster added raised medians and roadway improvements designed to improve safety, traffic flow, and access along the corridor. CDOT is also advancing planning for future Federal Boulevard Bus Rapid Transit, with construction potentially beginning as early as 2027.

Westminster Development: Nearby Westminster continues to see residential, commercial, and infrastructure investment. Downtown Westminster recently broke ground on Blossom Commons, a $26 million affordable housing development, while a proposed $60 million active-adult development at Block D-5 was approved in July 2026. Westminster also maintains an active pipeline of developments under construction, approved, and under review.

Federal Parkway Improvements: Construction began in 2026 on improvements to Federal Parkway near Westminster's northern boundary. The project will create a more consistent four-lane roadway between W 120th and W 122nd avenues, improving connectivity along the Federal corridor.

Downtown Denver: Downtown Denver remains a major regional center for employment, retail, entertainment, and tourism. The reconstructed 16th Street corridor reopened in October 2025 following a major infrastructure and streetscape project. The corridor now includes improved pedestrian areas, transit service, and public spaces, with more than 1,200 residential units and more than 1,800 hotel rooms adjacent to 16th Street.

Westminster Development

Federal Blvd Improvement

Downtown Denver

RTD / Union Station

NORTH DENVER EMPLOYERS

9260 Federal Blvd

FEDERAL BLVD BRT

Home to a growing population and thriving business community, North Metro Denver attracts companies with its strategic location, strong transportation network, skilled workforce, and diverse economy. Westminster and surrounding communities offer convenient access to Denver, Boulder, major highways, and regional transit, making the area an attractive place for businesses to grow and succeed.

Denver ranks No. 4 among Forbes' 2019 The Best Places for Business and Careers.

Colorado ranked No. 9 on Forbes' Best States for Business.

Denver International Airport is just a few hours from either coast, making our area especially attractive for regional and international headquarters. Our modern airport offers direct flights to some of the major business centers in Europe, Japan, Mexico, and Canada. It's easy to understand why the Metro Denver region is fast becoming headquarters central.

Major Companies That Call North Denver Home:

- ✓ BAE Systems
- ✓ Trimble
- ✓ Qurate Retail
- ✓ Ball Corporation
- ✓ St. Anthony North Hospital
- ✓ Motorola Solutions
- ✓ MTech Mechanical Group
- ✓ CACI
- ✓ Epsilon
- ✓ Vantor

Project Area

The Federal Boulevard Bus Rapid Transit project is planned to improve transit connections along one of the region's major north-south corridors, connecting Federal Heights and Westminster with Downtown Denver and Englewood. The planned route will provide connections to existing RTD bus and rail services, including the B Line, G Line, W Line, and Southwest Corridor, improving access throughout the north and central Denver metro area.

RTD currently operates more than 170 bus routes and 10 rail lines throughout the Denver metro area, providing connections to major employment centers, neighborhoods, and regional destinations.

GLASS PROPERTIES GROUP

KW COMMERCIAL

9260 Federal Blvd

NEARBY AMENITIES & DESTINATIONS

9260–9270 Federal Blvd

Federal Heights, CO 80260

GROCERY & SHOPPING

1. **King Soopers**
   10351 Federal Blvd, Westminster, CO 80260 · *1.29 mi*
2. **Safeway**
   10300 Federal Blvd, Federal Heights, CO 80260 · *1.31 mi*
3. **Trader Joe's**
   9350 Sheridan Blvd, Westminster, CO 80031 · *1.41 mi*
4. **H Mart**
   5036 W 92nd Ave, Westminster, CO 80031 · *1.43 mi*
5. **Walmart Supercenter**
   9499 Sheridan Blvd, Westminster, CO 80031 · *1.71 mi*
6. **Costco**
   6400 W 92nd Ave, Westminster, CO 80031 · *2.23 mi*

DINING

7. **Laredo Taco Company**
   9590 Federal Blvd, Federal Heights, CO 80260 · *0.42 mi*
8. **Wishbone Family Restaurant**
   9701 Federal Blvd, Westminster, CO 80260 · *0.59 mi*

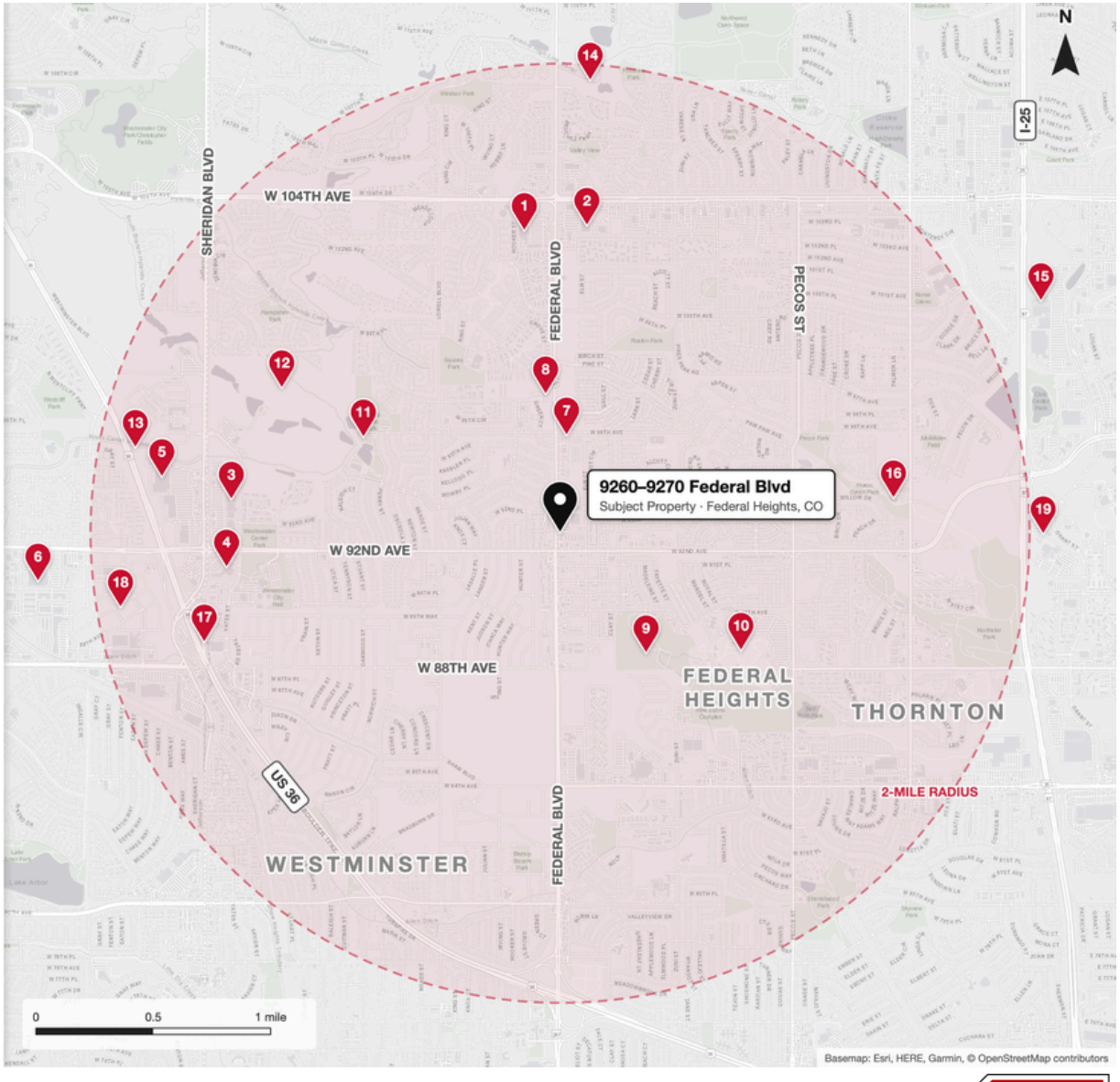
PARKS & RECREATION

9. **Carstens Park**
   Federal Heights, CO · *0.63 mi*
10. **Hyland Hills Water World**
    8801 Pecos St, Federal Heights, CO 80260 · *0.92 mi*
11. **Carroll Butts Park**
    Westminster, CO · *0.93 mi*
12. **Greg Mastriona Golf Courses at Hyland Hills**
    Westminster, CO · *1.33 mi*
13. **Farmers' High Line Canal Open Space**
    Westminster, CO · *1.84 mi*
14. **Legacy Ridge Golf Course**
    10801 Legacy Ridge Pkwy, Westminster, CO 80031 · *1.93 mi*
15. **Malibu Jack's**
    10001 Grant St, Thornton, CO 80229 · *2.27 mi*

TRANSIT, COMMUNITY & HEALTHCARE

16. **Anythink Huron Street Library**
    9417 Huron St, Thornton, CO 80260 · *1.43 mi*
17. **US 36 & Sheridan Station (RTD)**
    5025 W 88th Pl, Westminster, CO 80031 · *1.58 mi*
18. **Downtown Westminster**
    Westminster, CO · *1.90 mi*
19. **HCA HealthONE Mountain Ridge**
    9191 Grant St, Thornton, CO 80229 · *2.06 mi*

Distances are straight-line from the subject property.



GLASS PROPERTIES GROUP

KW COMMERCIAL

CONFIDENTIALITY & DISCLAIMER

This information has been provided to you at your request based upon your assurances that you are a knowledgeable and sophisticated investor in commercial & residential real estate projects, developments, and investments.

Keller Williams Integrity & Glass Properties Group recommends that you, as a potential buyer/investor, should perform your own independent examination and inspection of the property and perform due diligence. All of the information provided here related to the property is deemed reliable but not guaranteed.

By accepting this Offering Memorandum, you acknowledge and agree that you shall rely solely upon your own examination and investigation of the Property and you shall not rely on any statements made in this Offering Memorandum or upon any other materials, statements, or information provided by Michelle Glass, Keller Williams Integrity or its brokers. This Offering Memorandum and the contents are intended to remain confidential except for such information in the public domain or otherwise available to the public.

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty, or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions, or estimates for example only, and they may not represent the current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction. Each KW Commercial Brokerage Business is Independently Owned and Operated

BROKERAGE TEAM

MICHELLE GLASS

Senior Real Estate Advisor
720.780.7257
MichelleDirect@kw.com

ERNEST DURAN

Real Estate Advisor
303.919.0077
5280realty@gmail.com

9260 Federal Blvd

Michelle Glass | Senior Real Estate Broker
720.780.7257 | MichelleDirect@kw.com

Ernest Duran | Real Estate Broker
303.919.0077 | 5280realty@gmail.com

GLASS PROPERTIES GROUP

KW COMMERCIAL