

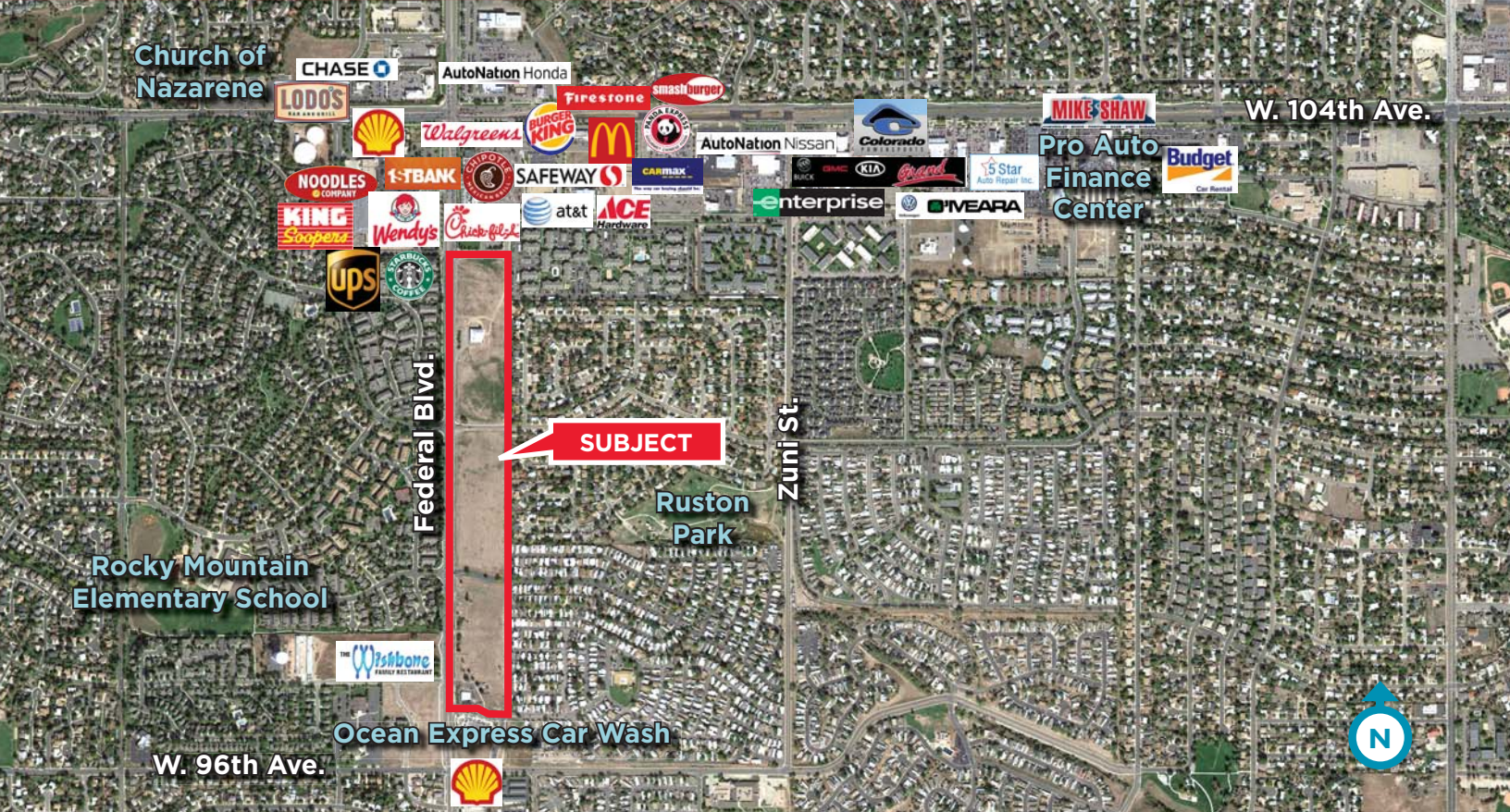
FOR SALE

# Former Ruston Airfield Site

9660-10150 North Federal Blvd. | Federal Heights, Colorado 80260



CUSHMAN & WAKEFIELD



## ±34 Acres, Mixed-Use Development Opportunity

Sale Price: \$8,700,000

Large infill commercial development parcel with over two-third of a mile of frontage along Federal Boulevard/US 287 in Federal Heights, Colorado. The site is the last remaining undeveloped portion of the former Ruston Field airport which closed in 1961 which is the highest point in the submarket. Located along the heavily traveled Federal Boulevard, the subject development site is strategically located close to the retail and residential nexus at 104th and Federal which includes a host of auto dealerships and grocery anchored retail centers. Several access points have been completed to and through the site. This offering is based on a bulk purchase.

Please see reverse for aerial.

### Property Features

Lot Size	±34 Acres
City / County	Federal Heights / Adams
Zoning	C-1 (Commercial District)
Allowable Uses	General business, medical office, retail school, church and car wash

### Property Highlights

- Located within the City of Federal Heights Urban Renewal Area
- Incentives may be available through the Business Improvement Grant (BIG) program
- Some water and sewer taps are available in the purchase price

### Demographics

CoStar, 2017

	1 Mile	3 Miles	5 Miles
Total Population	25,238	152,235	356,187
Total Households	9,117	57,251	133,655
Median Household Inc.	\$51,316	\$60,290	\$63,994

### Traffic Counts

CoStar, 2017

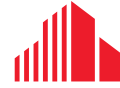
Intersection	Vehicles Per Day
Federal Boulevard at 96th Avenue	32,455
Federal Boulevard at 100th Avenue	32,156



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For more information, please contact:

**Mike Kboudi**  
Senior Managing Director  
+1 303 312 4262  
mike.kboudi@cushwake.com

**Jim Capecelatro**  
Senior Managing Director  
+1 303 312 4295  
jim.capecelatro@cushwake.com

1401 Lawrence Street, Suite 1100  
Denver, Colorado 80202

T +1 303 292 3700  
F +1 303 534 8270

[cushmanwakefield.com](http://cushmanwakefield.com)