



ACOMA CAPITAL PARTNERS

SOUTH FEDERAL DISPENSARY RECREATIONAL

(720) 724 - 4185 | [ACOMACAPITALPARTNERS.COM](https://www.acomacapitalpartners.com)



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1312 17th Street, Ste 2220
Denver, CO 80202

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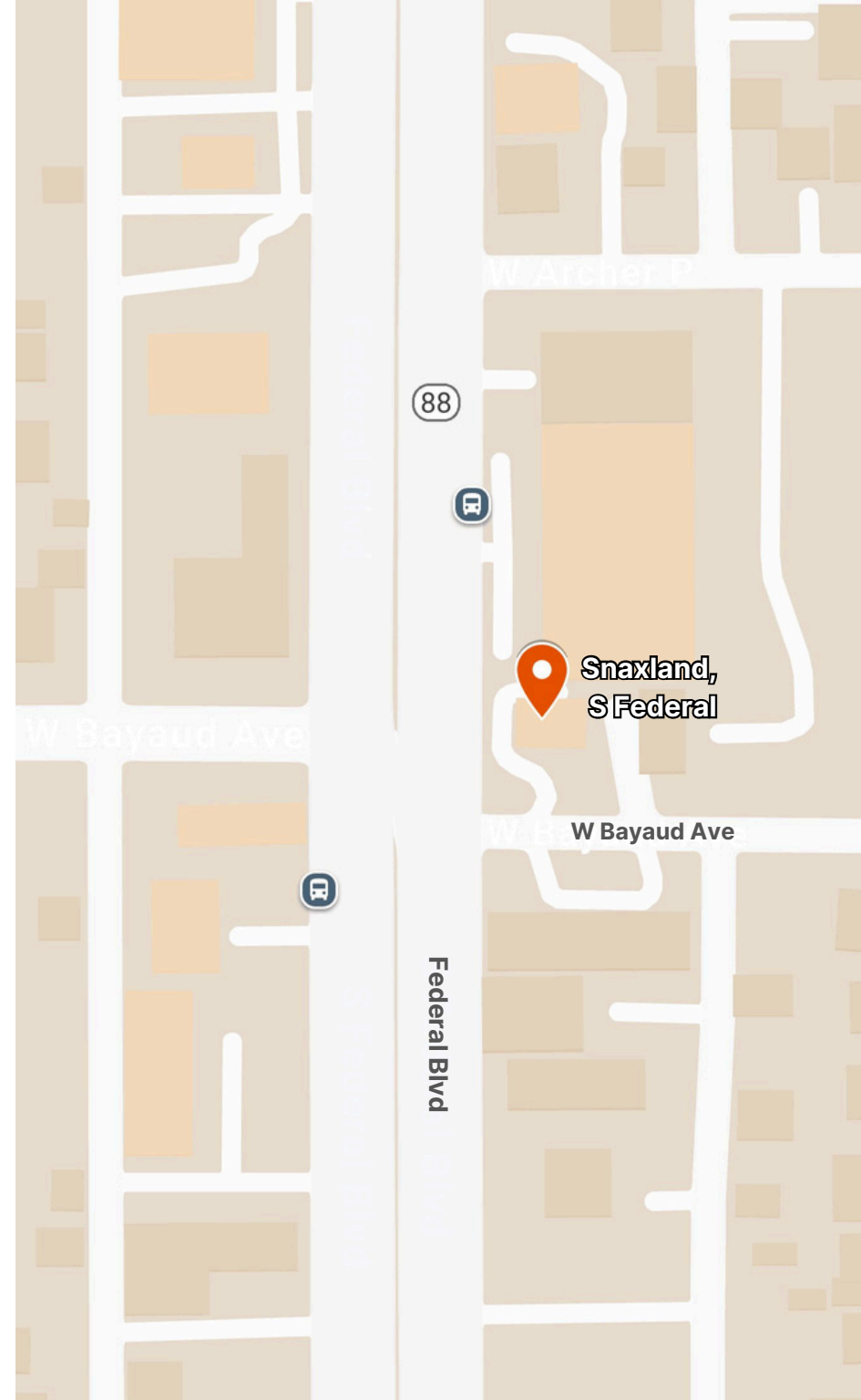
PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY.

PLEASE CONTACT THE ACOMA CAPITAL PARTNERS ADVISOR FOR MORE DETAILS.

Location Highlights

Snaxland, located at 82 S Federal Blvd in Denver, is a prime retail opportunity in one of Colorado's most dynamic and high-traffic areas. Situated on South Federal Boulevard, a major arterial road, this location offers unparalleled visibility and accessibility to a diverse customer base, including locals, commuters, and tourists. The surrounding area is a bustling hub of activity, with a mix of residential neighborhoods, commercial developments, and popular dining and entertainment options. This location is ideal for a buyer looking to capitalize on Denver's thriving retail market and the growing demand for cannabis products.

-  Federal Blvd is one of Denver's busiest and most well-known thoroughfares, offering unparalleled visibility and accessibility to a steady stream of customers.
-  The property is easily accessible from major highways like I-25 and offers ample parking, making it convenient for customers to visit.
-  Denver is a major tourist destination, and South Federal Boulevard's central location makes it a convenient stop for visitors exploring the city.



Location Information

South Federal Dispensary

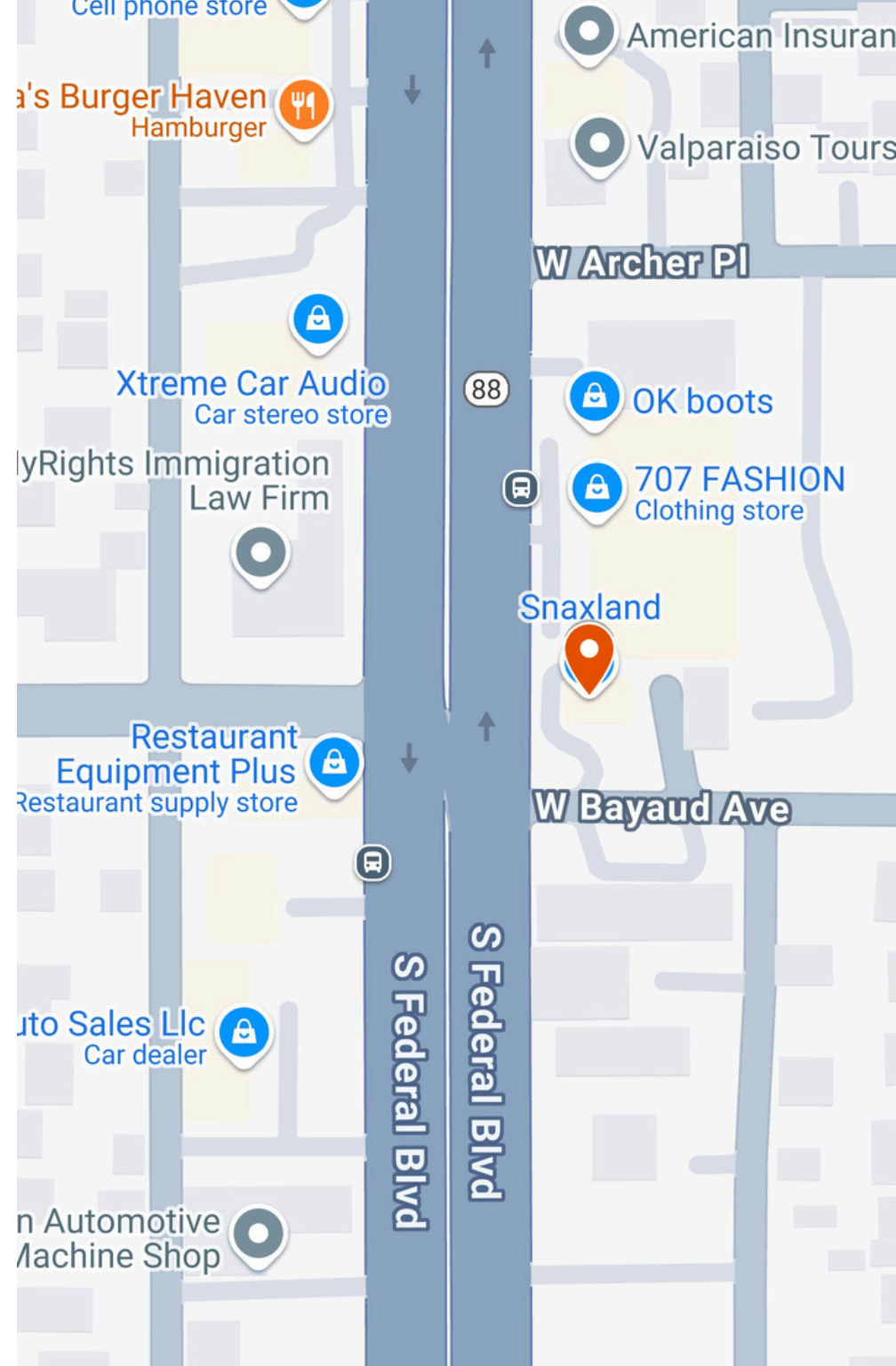
Sale Price	*Call for Pricing
Gross Sales	\$360,000
License(s)	Recreational
Building Size	2,500 SQFT

Demographics

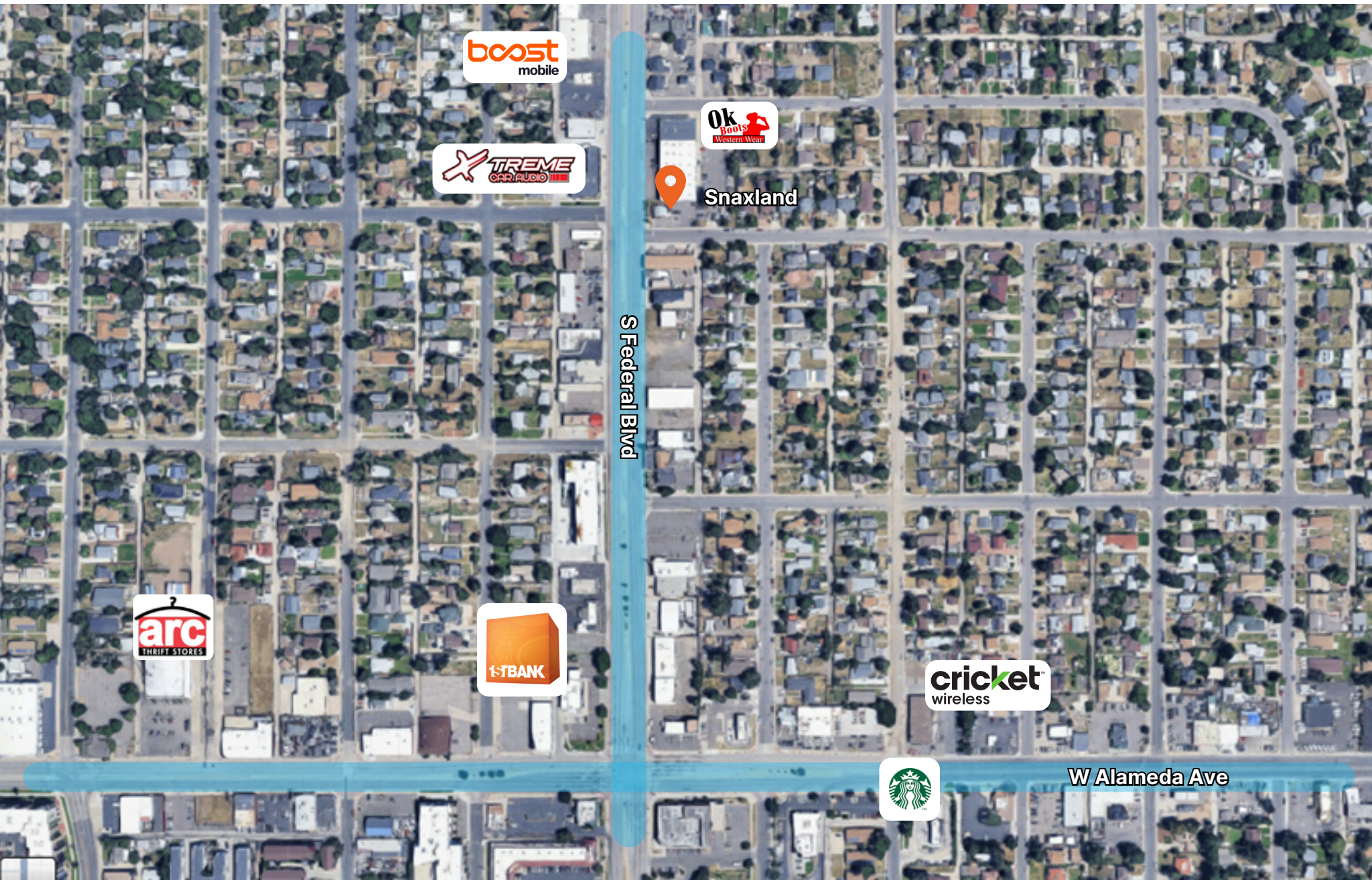
Avg. Household Income	1 mile - \$51,709 (2022)
Traffic Count	S Federal Blvd & W Bayaud Ave S - 42,822
Population	210,914 - 3 miles

Nearby Retailers

Boot Mobile
1st Bank
Arc Thrift Store
Xtreme Car Audio
Starbucks



Site Surroundings



boost
mobile

TREME
CAR AUDIO

OK
Boots
Western Wear



Snaxland

S Federal Blvd

arc
THRIFT STORES

STBANK

cricket
wireless



W Alameda Ave



About Denver, Colorado

Denver, the capital of Colorado, is a vibrant and rapidly growing city located in the South Platte River Valley. As the most populous city in the state, Denver is home to 715,522 residents (2020 Census), reflecting a 19.22% population increase since 2010. Known as the "Mile High City" due to its elevation of exactly one mile above sea level, Denver serves as the cultural, economic, and political hub of the Rocky Mountain region. It is the 19th most populous city in the United States and anchors the Denver-Aurora-Lakewood metropolitan area, which boasts a population of over 2.9 million people. With its thriving economy, diverse population, and proximity to outdoor recreation, Denver is a dynamic and desirable location for businesses and residents alike.



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