FOR SALE

4560 S FEDERAL BLVD

ENGLEWOOD, CO 80110 · S FEDERAL BLVD CORRIDOR

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Drone view from S Federal Blvd, with Centennial Lake behind the property.

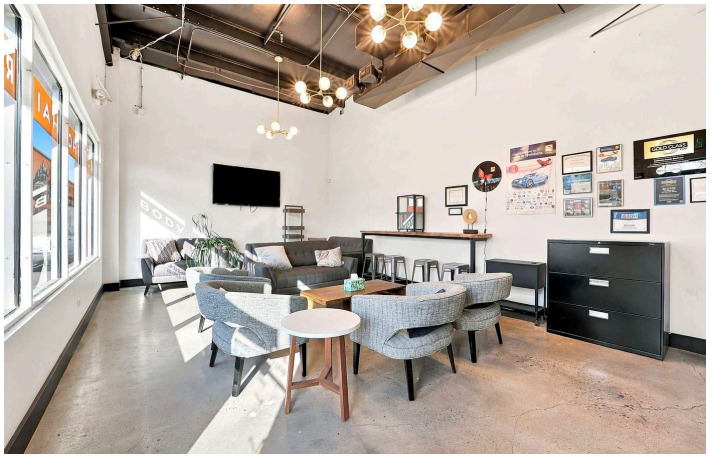
› PROPERTY OVERVIEW

$3,450,000
SALE PRICE · ABOUT $288/SF

±11,980 SF
TWO STORY BUILDING · ±0.57 AC

Property Summary

ADDRESS	4560 S Federal Blvd, Englewood
JURISDICTION	City of Englewood, Arapahoe County
SALE PRICE	$3,450,000 (About $288/SF)
OFFERING	Real Estate and Equipment Only
BUILDING SIZE	±11,980 SF, Two Story
YEAR BUILT	1990
SITE AREA	±0.57 AC, Fenced
PAINT BOOTHS	Two
EQUIPMENT	Frame Rack, Vehicle Lifts, All Included
PARKING	35 Paved Spaces
TERMS	Cash, Conventional or SBA
ZONING	I-1
PARCEL	2077-08-1-02-005



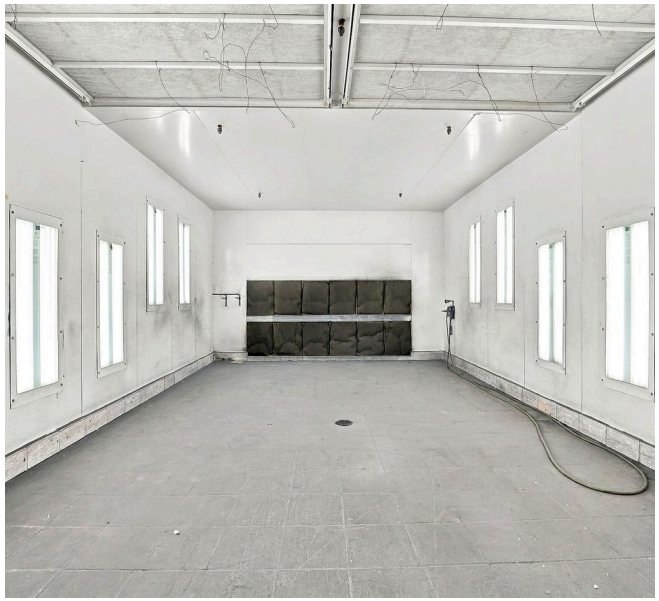
- A body shop that can open on day one. The **two paint booths, frame rack and lifts** are already in place, so a buyer skips the year or more of permitting, booth installation and build out a new collision shop takes.
- The split level layout keeps the work separate: open shop floor with overhead doors and both booths on one side, and a **remodeled customer reception** with private offices and a conference room up front, where customers and adjusters are met away from the shop. A fenced lot holds vehicles waiting for repair or pickup.
- Offered at **$3,450,000**, real estate and equipment only, to collision, body, hail and auto repair operators adding a location or moving from leasing to owning. Cash, conventional or SBA financing.

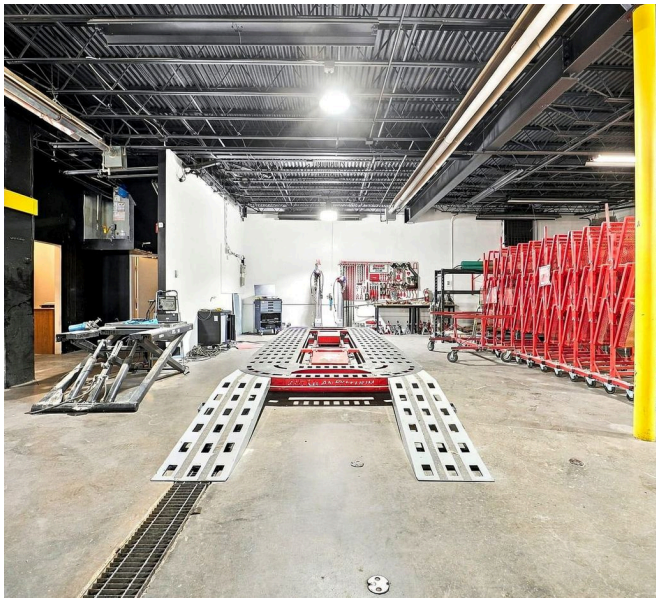
› PHOTOS

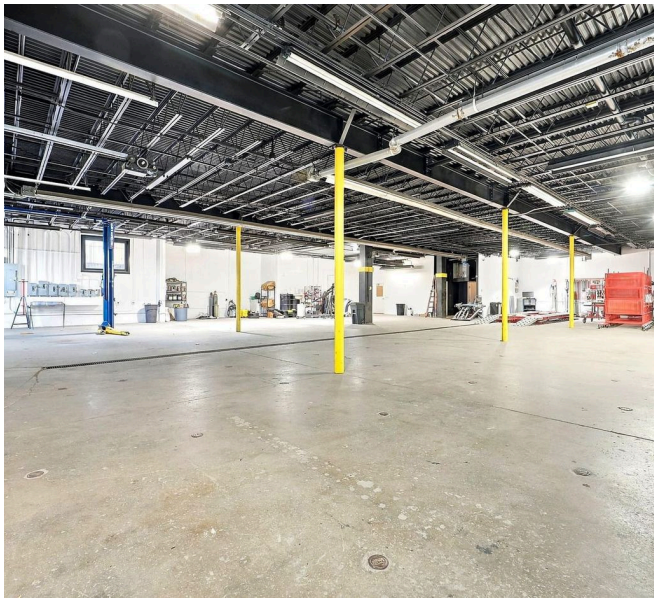




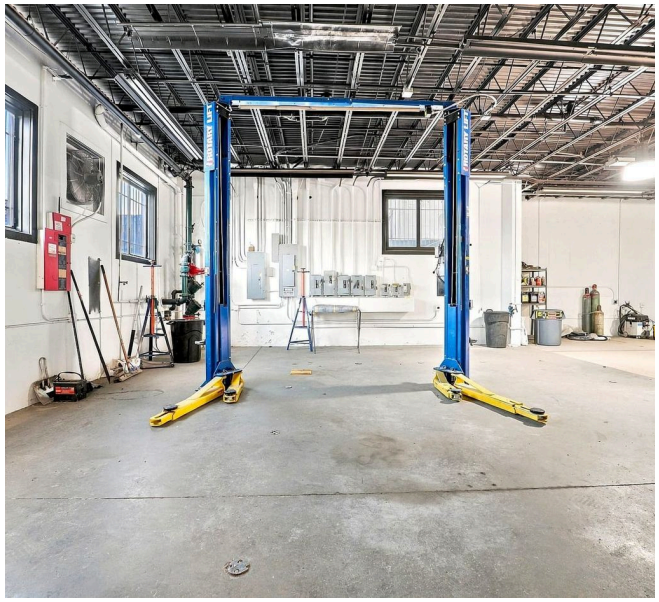


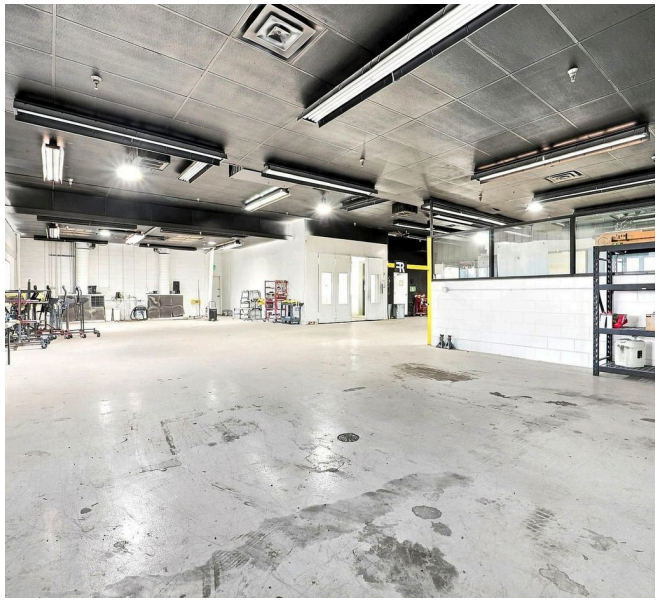






› PHOTOS








› MARKET SNAPSHOT

The S Federal Blvd Corridor

4560 S Federal Blvd sits in the **City of Englewood** on the S Federal Blvd corridor, a working stretch of auto service, light industrial and neighborhood retail between W Oxford Ave and W Belleview Ave. The Arapahoe County assessor classifies the parcel as auto service and auto repair, and Englewood's zoning map shows it as **I-1**, the city's light industrial district.

Behind the property is Englewood's **Centennial Park**, with a stocked lake, ball fields, a playground and a paved loop that connects to the Mary Carter Greenway and South Platte River Trail. Next door is a Public Storage, and the corner of Federal and Belleview, about half a mile south, has Starbucks, Little Caesars, Great Clips, T-Mobile and a Bowlero.

About 120,000 people live within 3 miles and nearly 319,000 within 5 miles, with household incomes averaging about $90,000 within 3 miles. Nearby anchors include Downtown Littleton (about 1.4 miles), River Point at Sheridan with Costco and Super Target (about 1.7 miles), Englewood CityCenter (about 2.1 miles), Swedish Medical Center and Craig Hospital (about 2.7 miles) and AdventHealth Littleton (about 4.3 miles).

Access is strong for a shop that depends on tows, drop offs and adjusters: W Belleview Ave is about 0.6 miles south, S Santa Fe Dr (US 85, about 61,000 vehicles per day) is under a mile east, US 285 (Hampden Ave) is about 1.4 miles north, and C-470 and I-25 are each about 15 minutes away. Downtown Denver is about 8 miles north. Colorado ranks second in the nation for hail insurance claims, which keeps metro body shops busy after every storm season.

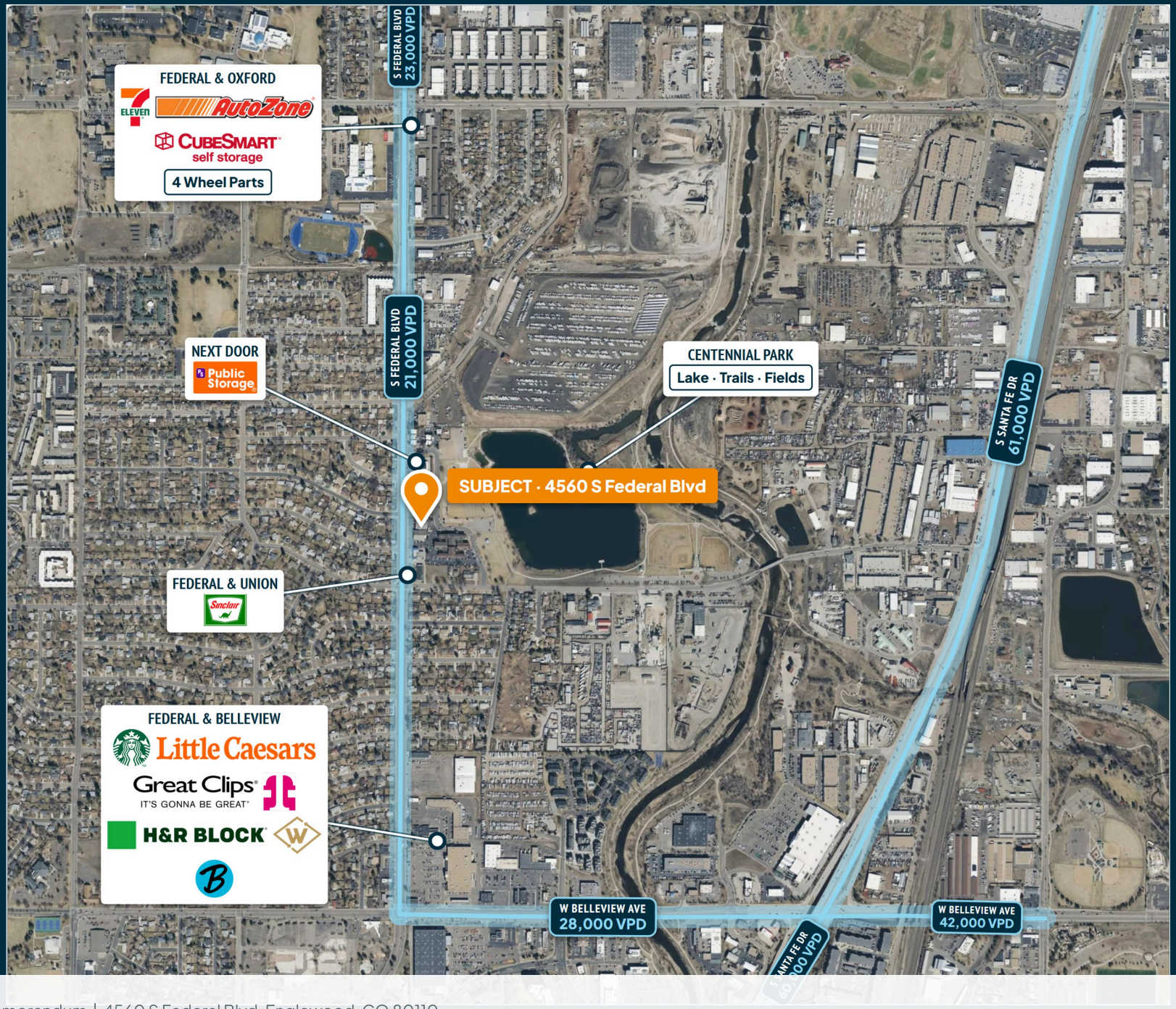


Trade Area Demographics

Metric	1 Mi	3 Mi	5 Mi
Population	11,378	120,338	318,567
Households	4,955	53,397	133,852
Median HH Income	$90,387	$90,337	$103,676
Median Age	38.3	39.2	39.3

Source: U.S. Census Bureau, ACS 2024 5 year estimates.

› RETAIL TRADE MAP



› CONTACT AND DISCLAIMER

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FOR MORE INFORMATION OR A TOUR

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Sources: Demographics from U.S. Census Bureau, ACS 2024 5 year estimates, census tracts with centers inside each radius; income is the household weighted average of tract medians. Traffic counts from CDOT, 2025 annual average daily traffic. Retailer locations from Overture / OpenStreetMap; logos are trademarks of their owners. Aerial imagery from Mapbox and Maxar.