

# Corner Lot Owner/User Investment Office Building

9185 E. Kenyon Ave., Denver, CO 80237



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Aerial Photographs by [www.AerialDroneClick.com](http://www.AerialDroneClick.com)



## BUILDING OVERVIEW

<b>Bldg Size:</b>	15,945± SF
<b>YOC:</b>	1985 / 2014
<b>Parking:</b>	30 Spaces
<b>Lot Size:</b>	0.64± Acres
<b># of Tenants:</b>	14 (16 offices total)
<b>Occupancy:</b>	65% (5,654 SF available)
<b>Income:</b>	\$146,688

**\$1,999,000**

## NARRATIVE

Located two blocks south of E. Hampden Ave at Yosemite St., and then one block east on E. Kenyon Ave., this 15,945 SF office building is available as an owner/user property, or investment opportunity. This multi-tenant building currently has 14 tenants with 3,300 sq ft of presidential office space for an owner user or value add investor. Abundant parking and great views with second floor decks. Great property for an owner/user to collect rent while operating their business. Abundant nearby retail & restaurant opportunities include Walmart, Zanes, Santiagos, The Hound Sports Pub, Vietnamese Noodle, and more.

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DEMOGRAPHICS

1 Mile

3 Miles

5 Miles



Population

15,744

131,110

382,840



Households

7,243

62,691

171,049



Median Income

\$68,558

\$74,080

\$73,617



Median Age

35.80

37.60

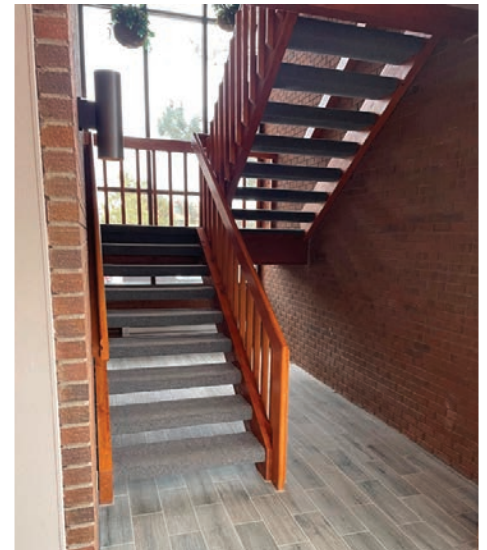
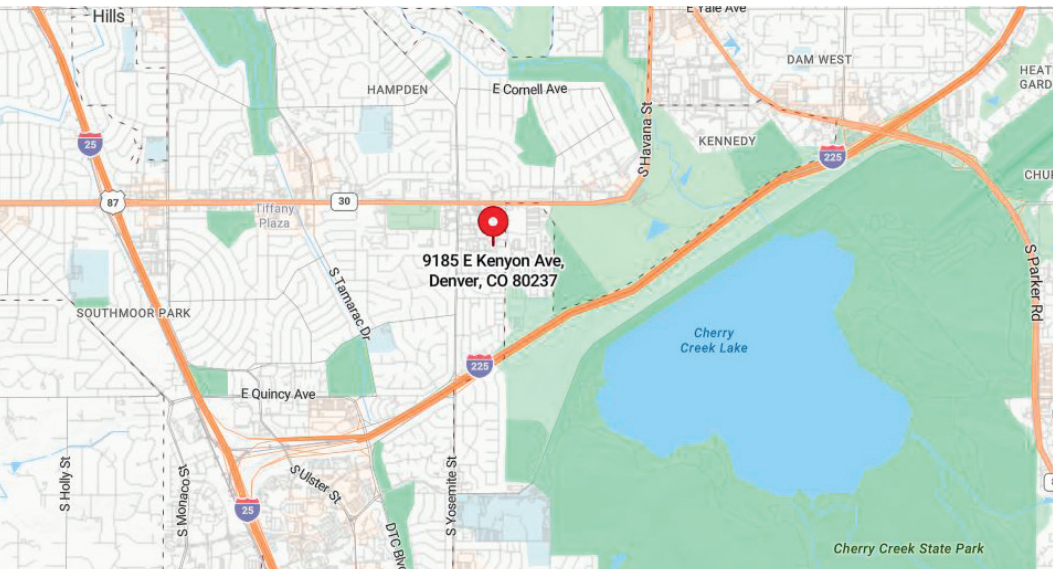
36.90



Traffic

30,566 vpd @ S. Yosemite St. at E. Kenyon Ave.

Source: CoStar 2022



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