

Hampden Avenue Retail Property For Sale 10175 E. Hampden Ave., Denver, CO



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Aerial Photography by: www.AerialDroneClick.com

BUILDING INFORMATION

Building Size:	11,329± SF
Lot Size:	1± AC (43,560± SF)
YOC:	1980 / 2014 renovation
Parking:	Up to 200 Spaces Available
Zoning:	S-MX-3A Denver
Taxes:	\$36,796.56 (2023 payable in 2024)

FOR SALE \$3,250,000

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for Drone Video](#)

PROPERTY NARRATIVE

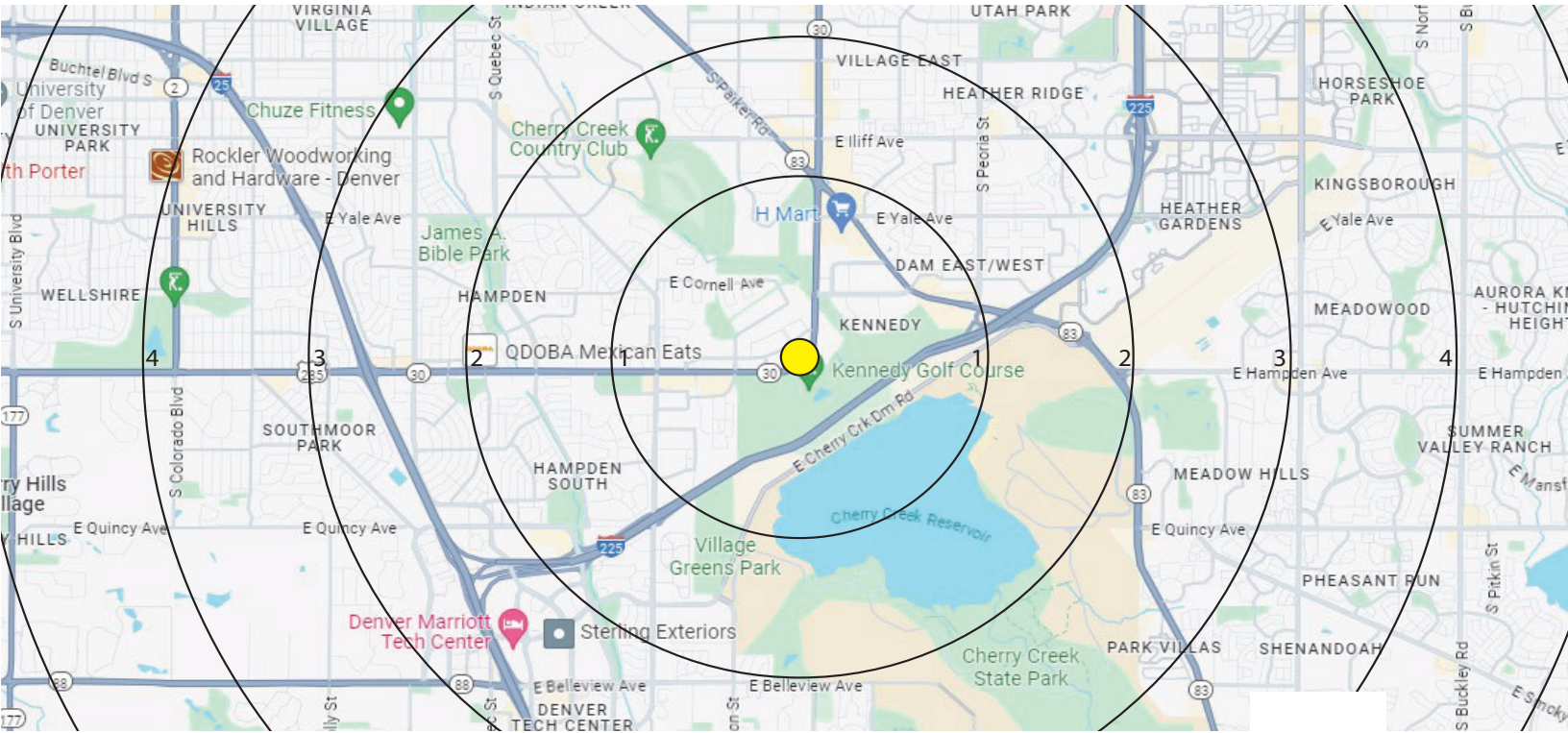
Located at the corner where E. Hampden Avenue turns into S. Havana St. at the Kennedy Golf Course, this retail building has been a fixture of SE Denver since 1980. Most recently operated as an event center, it has also been operated as a restaurant and nightclub. Property includes full kitchen, walk-in freezers, two bars and has capacity for up to 681 occupants. There is currently a liquor license and an adult day care license in place that could be assumed by the new buyer. The following items have been updated/replaced over the past years: roof, gutters, HVAC, much of the plumbing and a full update of electrical, restrooms remodeled and interior. Great location with fantastic visibility from E. Hampden Avenue. There is approx 300' frontage on Hampden Ave. Plenty of parking available.

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**Brokerage
Disclosure**

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DEMOGRAPHICS	1 Mile	3 Miles	5 Miles
Population	12,899	140,933	387,058
Households	5,862	67,706	171,146
Med. HH Income	\$59,580	\$72,109	\$74,234
Median Age	35.50	38.90	38.10
Traffic	53,036 vpd @ E. Hampden Ave at S. Florence St.		