

E. Hampden Ave. Building For Sale

9780-9782 E. Girard Ave., Denver, CO 80231



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For Sale: \$1,975,000

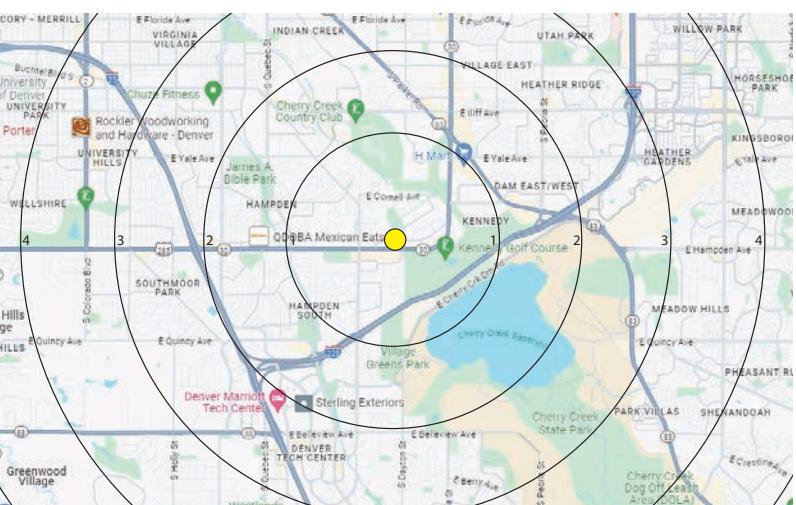
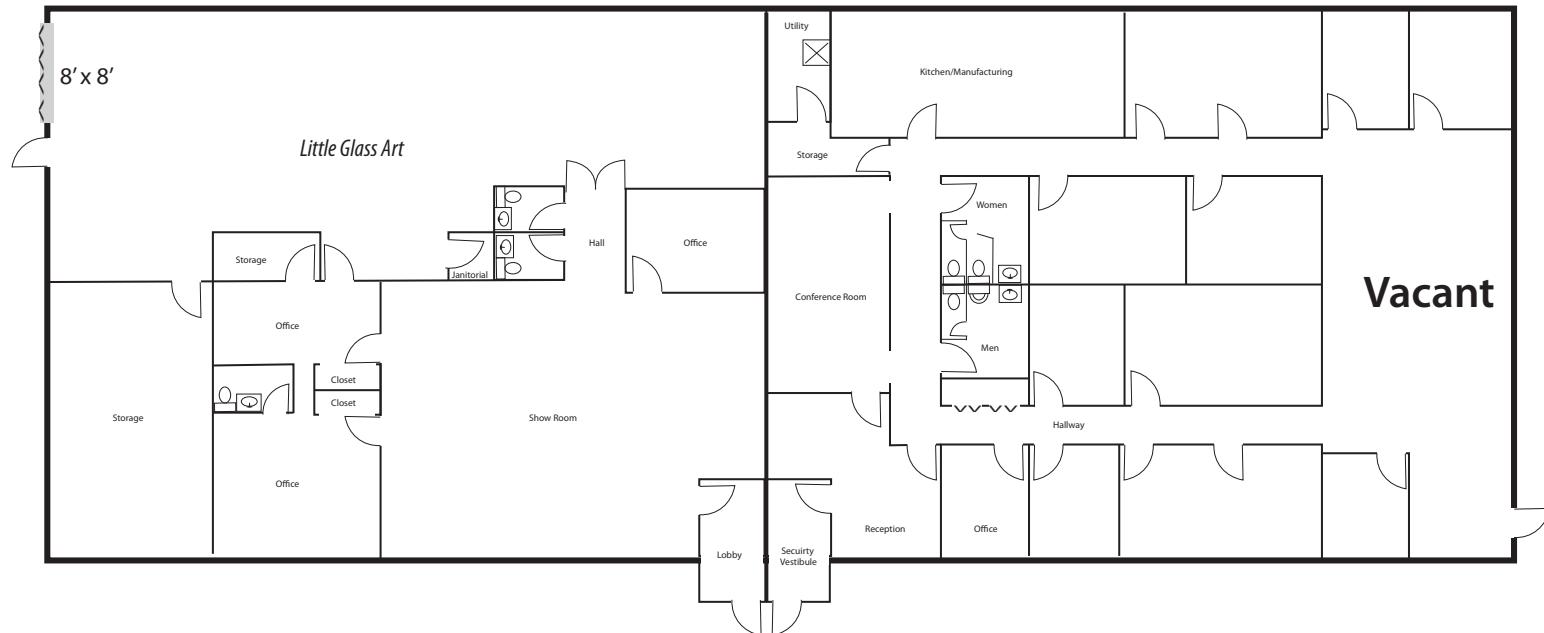


BUILDING OVERVIEW

PROPERTY NARRATIVE

Building SF:	10,049± SF
Lot Size:	29,994± SF
YOC:	1979
Parking:	21 Spaces (off street)
Zoning:	S-MX-3A
Taxes:	\$30,202.90 (2024 payable in 2025)
# of Units in Bldg:	Two
Permitted Uses:	Office, Retail, Food Prep, Day Care, School, Restaurant, etc.

Located just off E. Hampden Avenue before the curve into Havana St., this freestanding building offers a number of possibilities. This two tenant building is split into two sides, with the south side currently occupied by a tenant, Little Glass Art. This tenant's lease runs through 9/30/2026 and currently generates \$4,313/mo. in lease revenue. Currently the north side of the building is vacant, which could be utilized by an owner/user or second tenant. With many retail and restaurant amenities on E. Hampden Ave., the building is walking distance to a Starbucks & 7-11. It is 1/4 mile from a Walmart, Santiago's Restaurant and others.



DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
	Population	16,125	141,650
	Households	7,820	65,661
	Median HH Income	\$60,166	\$72,071
	Median Age	34.60	38.20
	Traffic	49,806 vpd - E. Hampden at S. Dayton St. (2025)	

Source: CoStar 2025

