

E. Hampden Ave. Building For Sale

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



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Aerial Photographs by: www.AerialDroneClick.com

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For Sale: \$2,250,000

BUILDING OVERVIEW

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.

PROPERTY NARRATIVE

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 Art Glass. 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 ¼ mile from a Walmart, Santiago's Restaurant and others.

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**Brokerage Disclosure
to Buyer**

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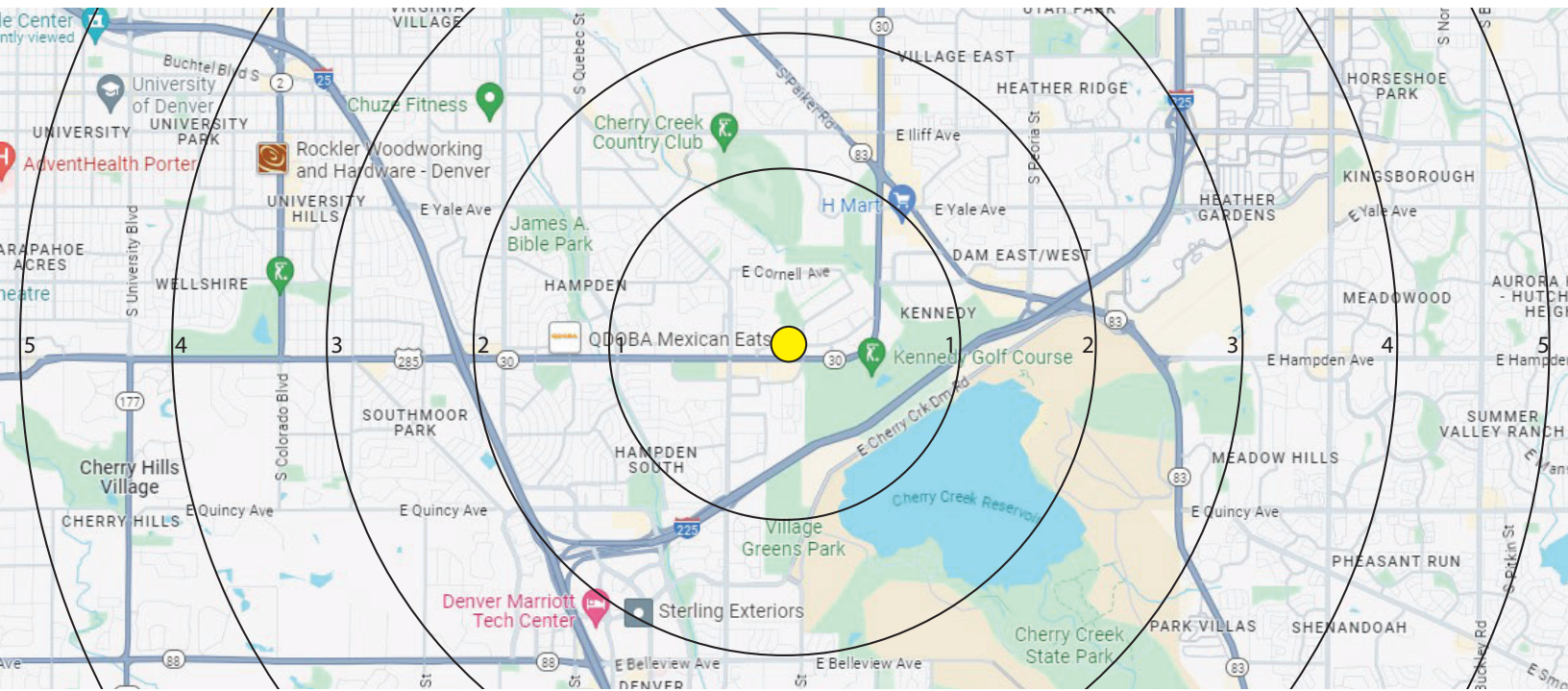
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LAND OFFICE INDUSTRIAL RETAIL INVESTMENTS

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DEMOGRAPHICS

1 Mile

3 Miles

5 Miles



Population

16,125

141,650

389,781



Households

7,820

65,661

167,824



Median HH Income

\$60,166

\$72,071

\$73,960



Median Age

34.60

38.20

38.00



Traffic

49,806 vpd - E. Hampden at S. Dayton St. (2025)

Source: CoStar 2025



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