

Englewood Retail / Flex Space For Lease

2061 - 2095 W. Hampden Ave., Englewood, CO.



BUILDING OVERVIEW

2061 W. Hampden Ave: 10,837± SF

Lease Rate: \$ 8.50/SF NNN
 Est. NNN's: \$ 6.29/SF
 Loading: Two Drive-In Doors
 Layout: Warehouse, Office/Retail, Fenced Yard

2095 W. Hampden Ave: 6,284± SF

Lease Rate: \$16.00/SF NNN
 Est. NNN's: \$ 6.29/SF
 Loading: One Drive-In Door
 Layout: Retail Showroom/Warehouse

Zoning: Bus-L1 (City of Sheridan)

PROPERTY NARRATIVE

2061 & 2095 W. Hampden Ave offers two separate commercial spaces for lease, or the whole building can be leased by one tenant. 2061 W. Hampden Ave offers an industrial flex layout with warehouse, office/retail and fenced yard in the back. 2095 W. Hampden Ave offers a retail showroom with warehouse space in the back. The units are also located directly across the street to the north of the River Point at Sheridan development. The units offer exceptional visibility with traffic counts exceeding 75,000 vehicles per day. There are numerous nearby retail & restaurant amenities that include: COSTCO, Steak & Shake, Starbucks, Subway, Target, Panera, Chili's, Buffalo Wild Wings, Sportsman's Warehouse, Parry's Pizza, Qdoba, McDonalds, and numerous others.



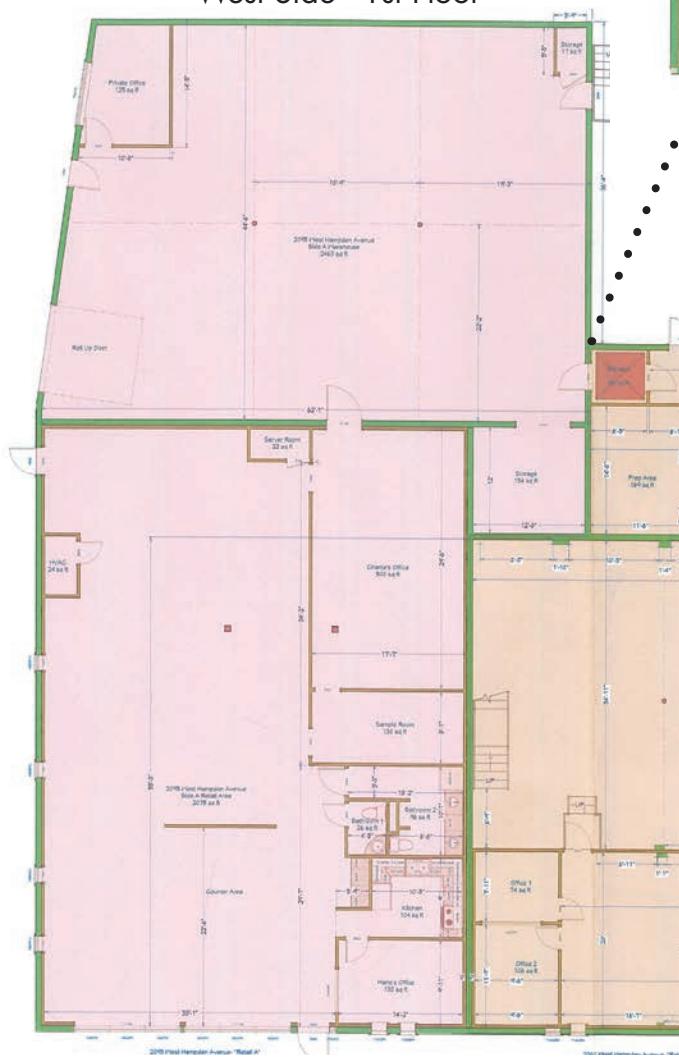
DEMOGRAPHICS	1 Mile	3 Miles	5 Miles
	9,545	133,358	348,125
	4,021	55,041	145,779
	\$64,276	\$73,061	\$80,221
	36.00	37.90	38.10
	77,545 vpd - W. Hampden Ave. & River Point (2025)		

Source: CoStar 2025

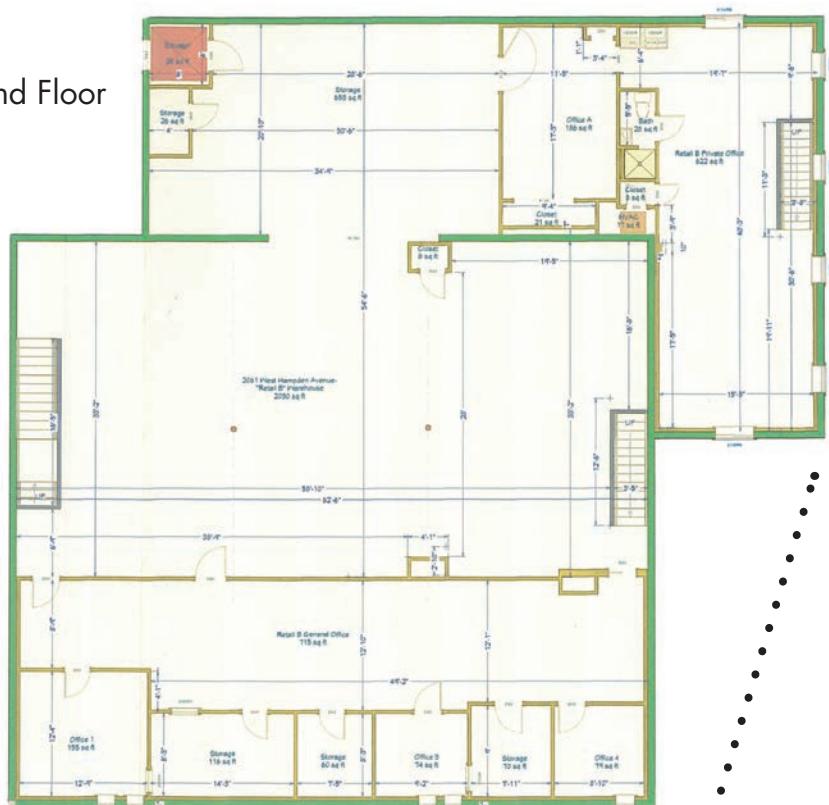
2095 W. Hampden Ave. - 6,284 SF
400 amp, 3 phase, 120v/240v
150 amp, single phase, 120v/240v
100 amp, single phase, 120v/240v
One Drive-In Door

2061 W. Hampden Ave. - 10,837 SF
200 amp, single phase, 120v/240v
Two Drive-In Doors

2095 W. Hampden Ave.
West Side - 1st Floor



2nd Floor



2061 W. Hampden Ave.
East Side - 1st Floor

