

Englewood Retail / Flex Space For Lease

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



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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-LI (City of Sheridan)

PROPERTY NARRATIVE






2061 & 2095 W. Hampden Ave offers two sperate 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 & retaurant 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.

Fuller Real Estate
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**Brokerage Disclosure
to Buyer**

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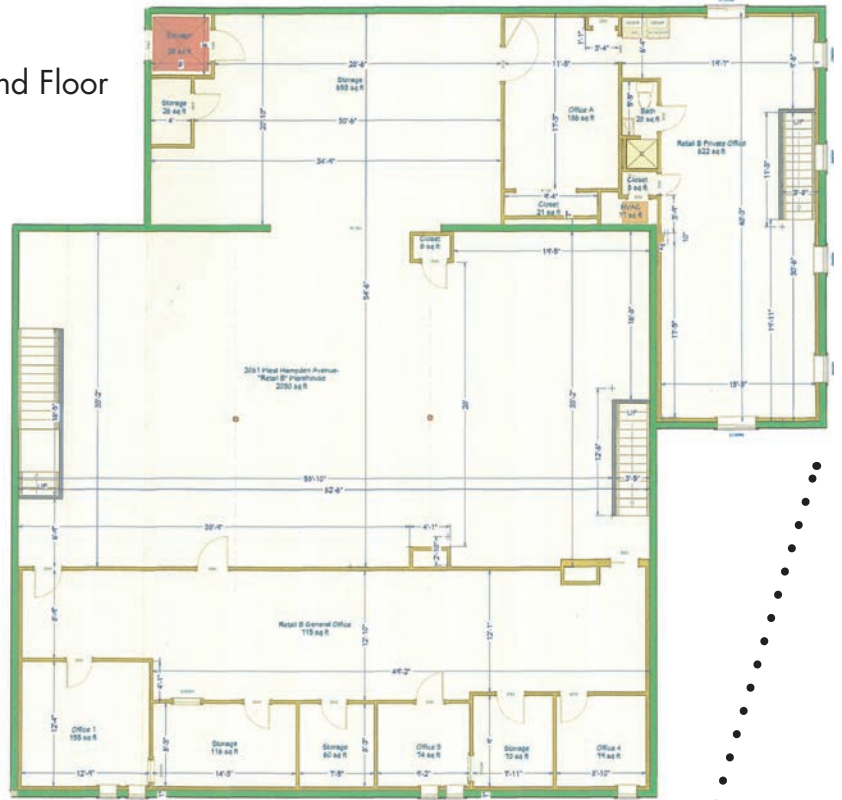
DEMOGRAPHICS	1 Mile	3 Miles	5 Miles
 Population	9,545	133,358	348,125
 Households	4,021	55,041	145,779
 Median HH Income	\$64,276	\$73,061	\$80,221
 Median Age	36.00	37.90	38.10
 Traffic	77,545 vpd - W. Hampden Ave. & River Point (2025)		

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

2nd Floor



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

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

