

Owner-User / Redevelopment For Sale



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3538 S. Pennsylvania St., Englewood, CO 80113



For Sale: \$594,900

PARCEL OVERVIEW

Building Size:	1,322± SF
Lot Size:	0.14± AC (6,250± SF)
YOC:	1910
Parking:	Ten Spaces (front & back)
Taxes:	\$5,316.70 (2025 payable in 2026)
Zoning:	M-2 (Medical/Office/Residential/Limited Retail)
Price:	\$594,900

PROPERTY HIGHLIGHTS

- ◆ One block south of the Swedish Medical Center
- ◆ Covered Land Opportunity
- ◆ Owner/User possibilities within walking distance to the hospital
- ◆ \$27,900 Annual Income. \$1,200 annual increases. Current lease expires April 2028.
- ◆ Walking distance to Swedish Hospital, Safeway, restaurants, and several retail centers.



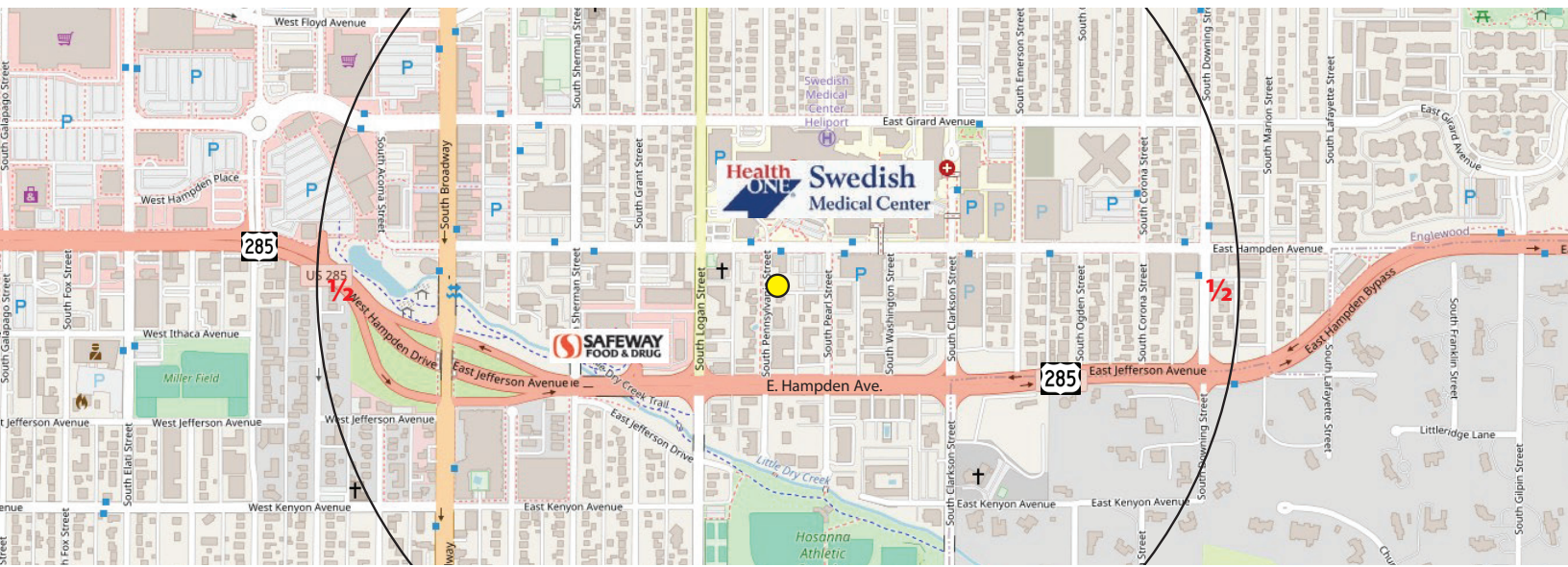
Click Drone Image at Left to Access an Aerial Video

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Rear View of Property



DEMOGRAPHICS	1 Mile	3 Miles	5 Miles
Population	18,975	113,125	372,726
Households	9,665	48,841	162,948
Median HH Income	\$66,348	\$79,715	\$83,309
Median Age	38.50	37.00	38.30
Traffic	63,269 vpd - Hampden Ave. at S. Logan St. (2025)		

Source: CoStar 2026