

Owner-User / Redevelopment For Sale

3538 S. Pennsylvania St., Englewood, CO 80113



For Sale: \$675,000

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:	\$675,000

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.



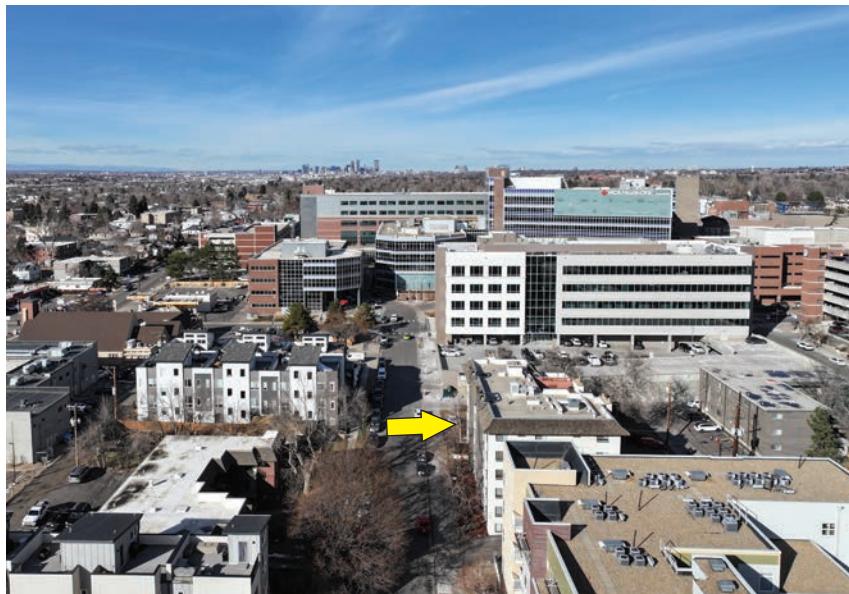
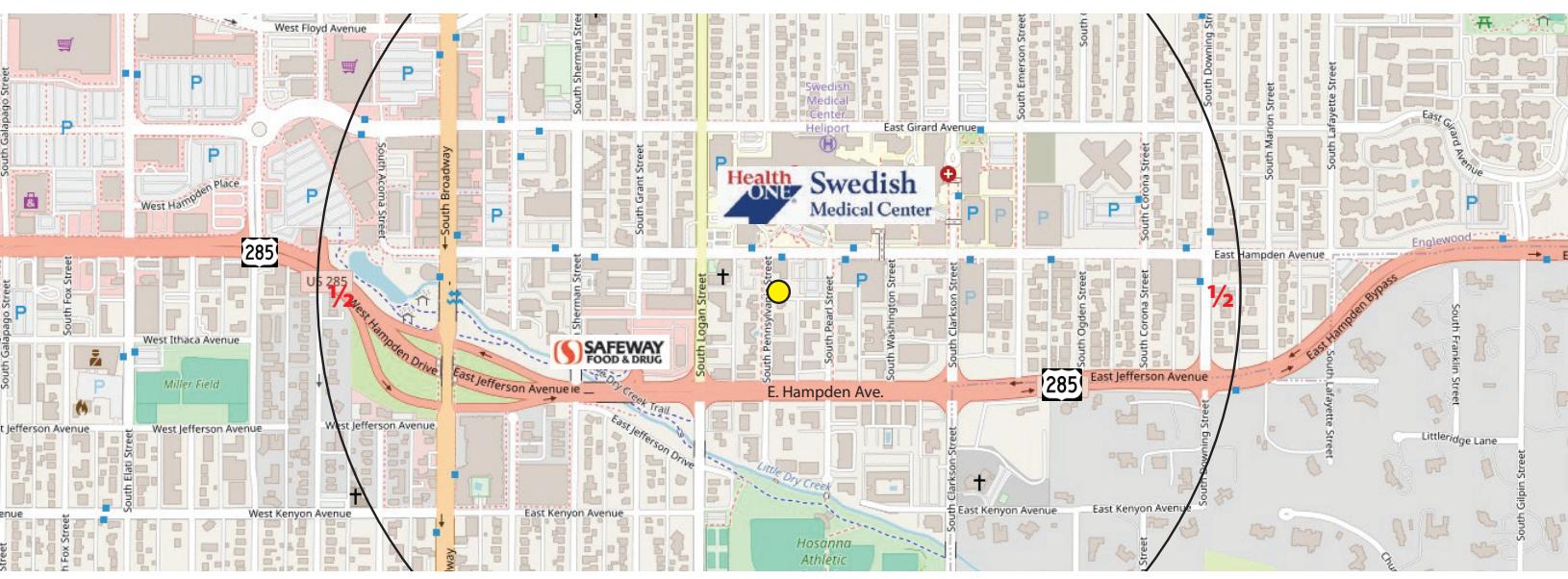
Click Drone Image at Left
to Access an Aerial Video

Fuller Real Estate
(303) 534-4822

**Brokerage Disclosure
to Buyer**

Alex Scott
(720) 287-5417 direct
(972) 207-8877 mobile
AScott@FullerRE.com

Travis Wanger
(720) 974-2790 direct
(303) 888-1061 mobile
TWanger@FullerRE.com



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