

# Owner-User / Redevelopment For Sale



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3538 S. Pennsylvania St., Englewood, CO 80113



**For Sale: \$675,000**

## PARCEL OVERVIEW

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

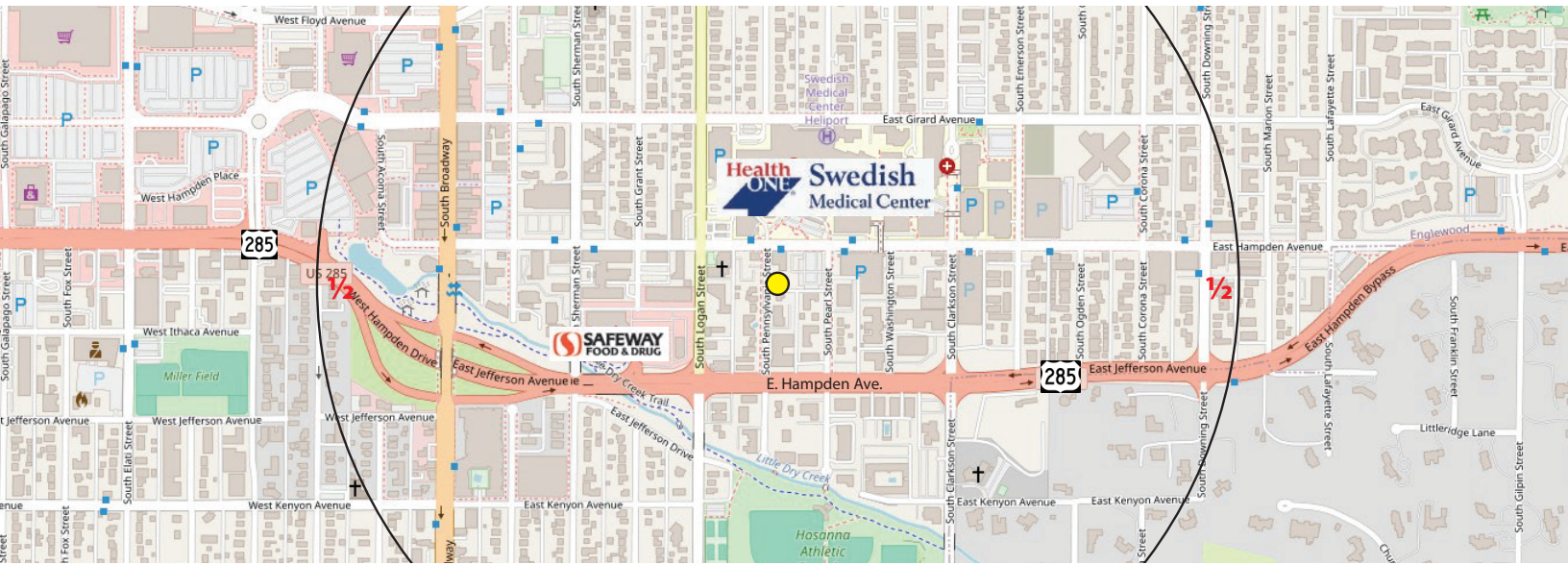
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Rear View of Property



## 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