

LAND OFFICE INDUSTRIAL RETAIL INVESTMENTS

E. HAMPDEN INVESTMENT BUILDING

7200 E. Hampden Ave., Denver, CO 80224



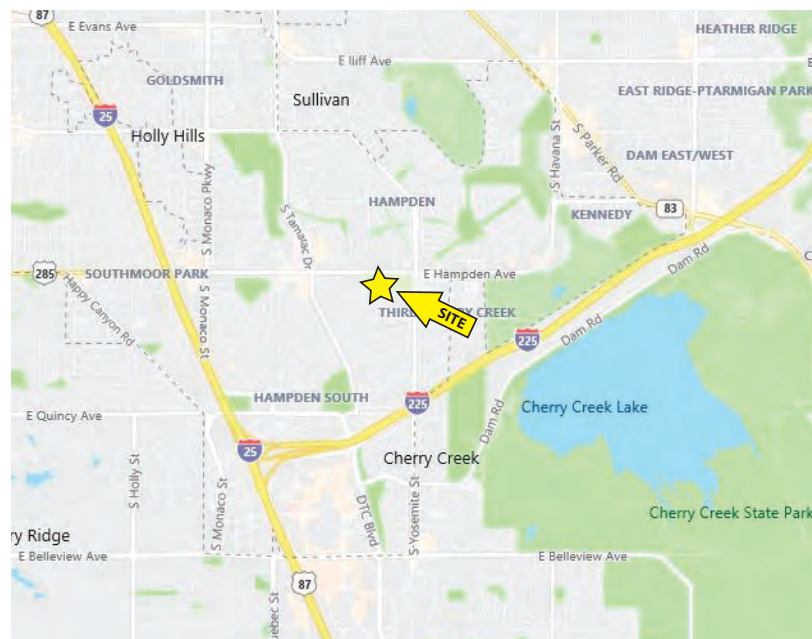
www.FullerRE.com

Click Here on PDF for Drone Video



SALE OVERVIEW:

Bldg. Size:	28,696± SF
YOC:	1980
Lot Size:	0.88± Acres
Parking:	86 Spaces - 3:1,000 Ratio
Taxes:	\$66,701.28 (2020)
Zoning:	S-MX-3
# of Tenants:	14
Occupancy:	78.18%
Income:	\$432,250
Expenses:	\$235,026
NOI:	\$197,224
SALE PRICE:	\$4,100,000 (\$143.98/SF)



Fuller Real Estate
(303) 534-4822

Click for
Brokerage
Disclosure

David Gagliano - Lead
(720) 287-5413 direct
(303) 818-3618 mobile
DGagliano@FullerRE.com

Jason File
(720) 974-2793 direct
(303) 720-4293 mobile
JFile@FullerRE.com



DEMOGRAPHICS	1 Mile	3 Miles	5 Miles
Population	18,034	134,199	382,830
Households	8,998	64,168	175,745
Medium Income	\$102,257	\$96,766	\$98,989
Businesses	848	9,704	25,002
Employees	7,511	100,135	\$250,774
Medium Age	40.40	37.00	37.60
Traffic	47,486 vpd @ E. Hampden Ave. at S. Poplar St.		

The information in this brochure was provided to Fuller Real Estate (FRE) by the owner of the property. FRE has not independently verified this information. Buyers have been advised by FRE to investigate the property including, without limitation, the physical condition of the property, access, availability of utility services, zoning, environmental risks, and soil conditions.