



Offering Memorandum

Mixed Use Building | 3 Units

REMAX
COMMERCIAL[®]

960 E Hampden Ave

Englewood, CO 80113

Price: \$1,795,000

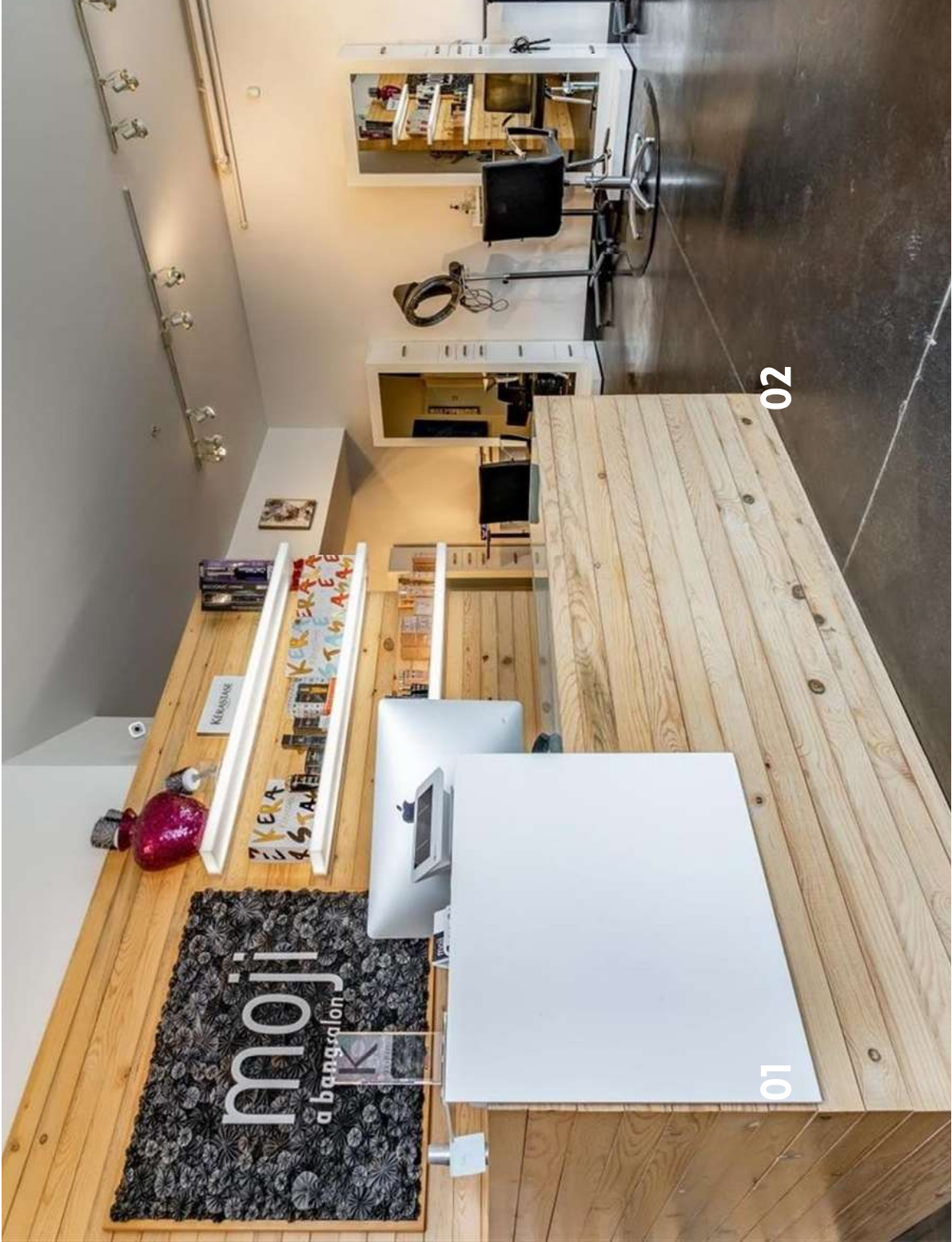
Investment Contacts



Nezar Aweida
Lead Agent
303-888-8878
naweida@remax.net



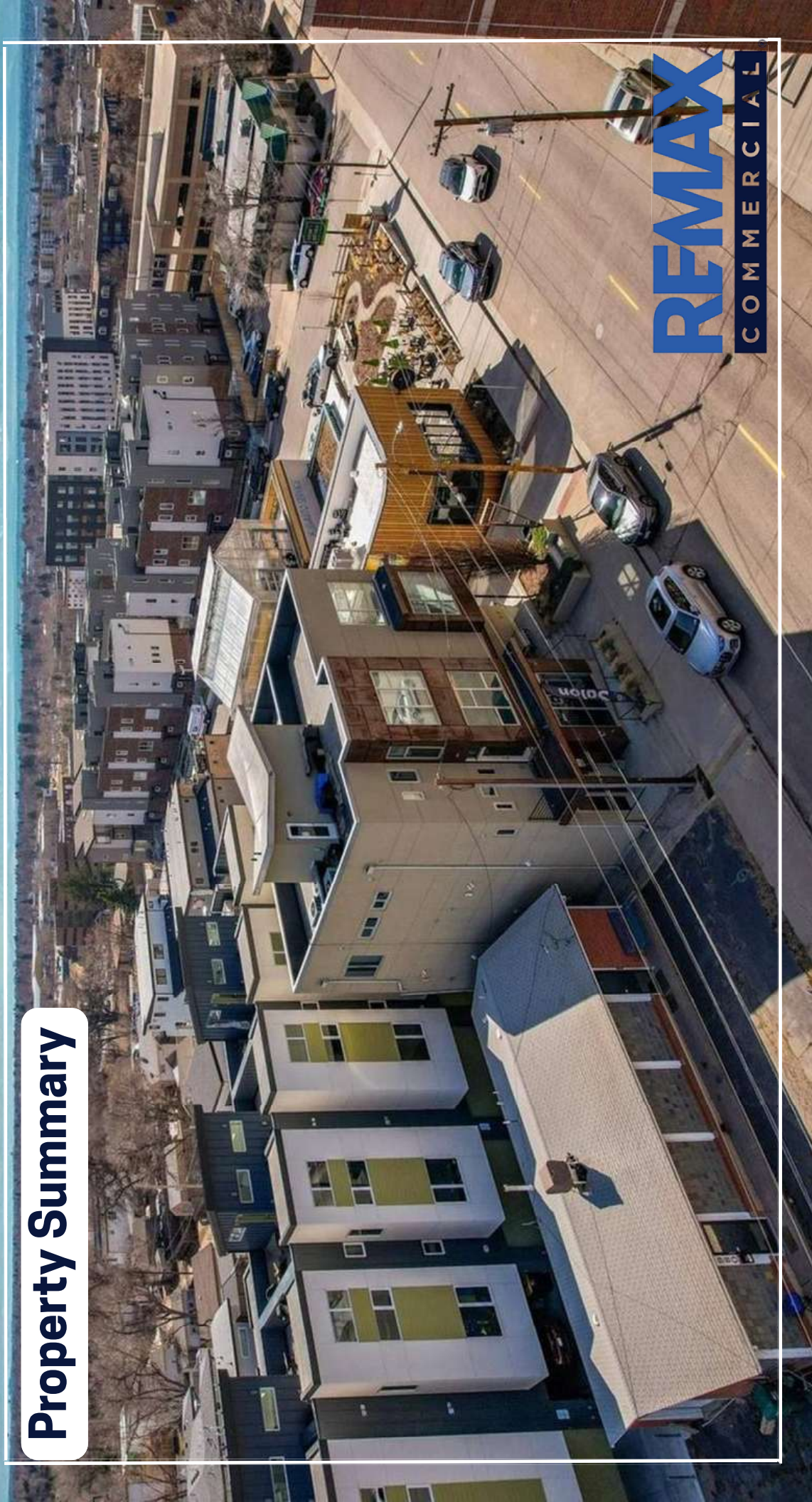
Taylor Longo
Agent
303-902-9219
taylor.longo@remax.net



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Property Summary



REMAX
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Executive Summary.

960 E Hampden Ave
Units A, B, C
Englewood, CO 80113

Address

Price \$1,795,000

Building Type

Mixed Use

Building Size

4,167 SQFt

Year Built

2007

Stories

3

Zoning

Retail/Condo

Property Highlights

- Heart of Englewood redevelopment at Swedish Medical Center and Craig Hospital
- Retail space - Unit A (1,010 sq. ft.)
- Condo - Unit B (1,580 sq. ft.)
- Condo - Unit C (1,577 sq. ft.)
- Upscale beautifully decorated condos each have two bedrooms, 2 1/2 bathrooms, kitchen, dining room, living room and private rooftop entertaining area.

960 E Hampden Ave is a rare opportunity to own a beautifully finished asset in the heart of Englewood's highly coveted Medical District, just steps from Swedish Medical Center and Craig Hospital, two of the Denver metro area's most prominent healthcare campuses.

Surrounded by a vibrant mix of neighborhood favorites—including coffee shops, upscale casual dining, and locally owned retailers—the property benefits from steady foot traffic and a built-in demand driver from medical professionals, patients, and visitors seeking nearby housing, services, and amenities.

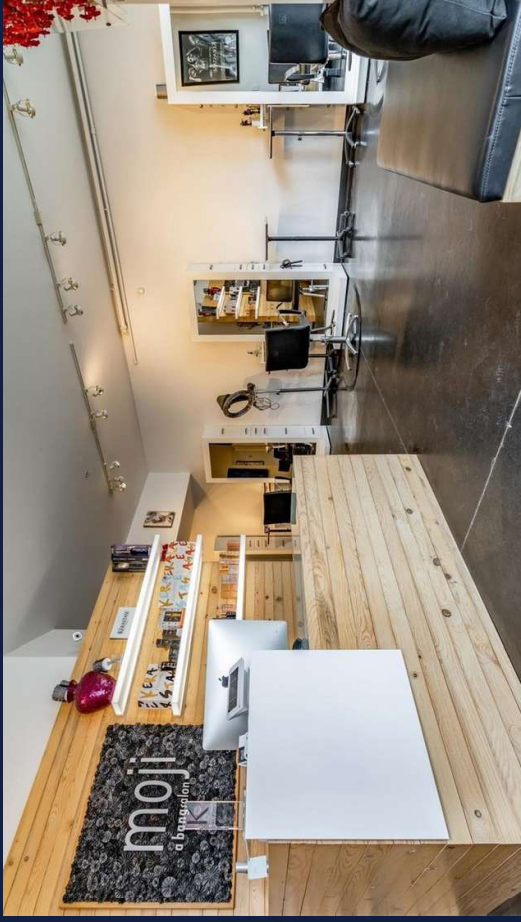
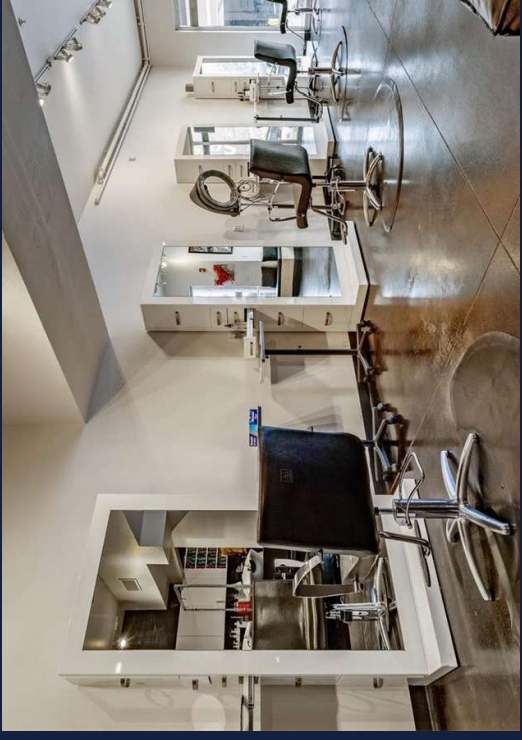
Investors gain exposure to a dense, year-round daytime population with strong household incomes, limited competing supply in this walkable pocket, and durable demand tied to the long-term presence and continued growth of both nearby hospitals, positioning the asset for stable occupancy and attractive long-term cash flow.

Each unit is separately parceled, allowing them to be sold individually, creating flexibility for both owner-occupants and investors. This structure offers an attractive opportunity for a buyer to live in one unit while benefiting from the cash flow generated by the other two units.



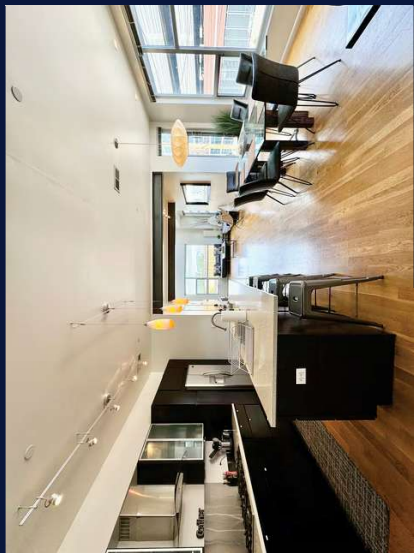
Retail Unit A

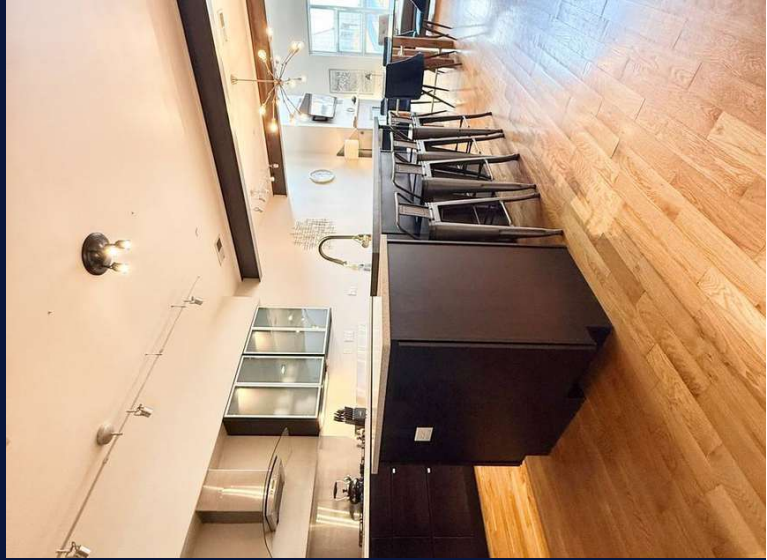
MOJI
A BANGSALON



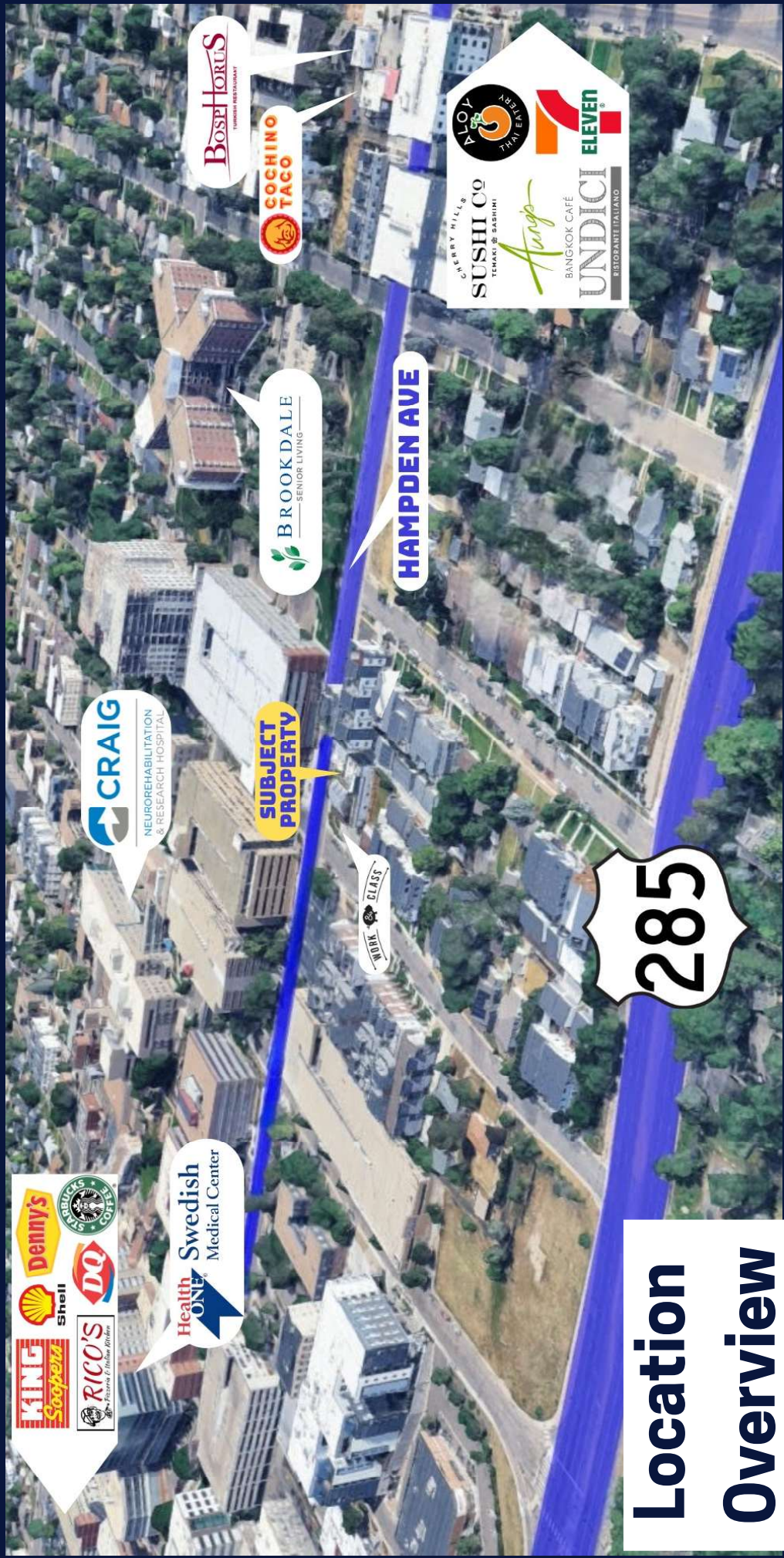


CONDO
UNIT B





CONDO
UNIT C



Location Overview

CRAIG
NEUROREHABILITATION
& RESEARCH HOSPITAL

**SUBJECT
PROPERTY**

BROOKDALE
SENIOR LIVING

BOSE HORUS
THAI RESTAURANT

**COCHINO
TACO**

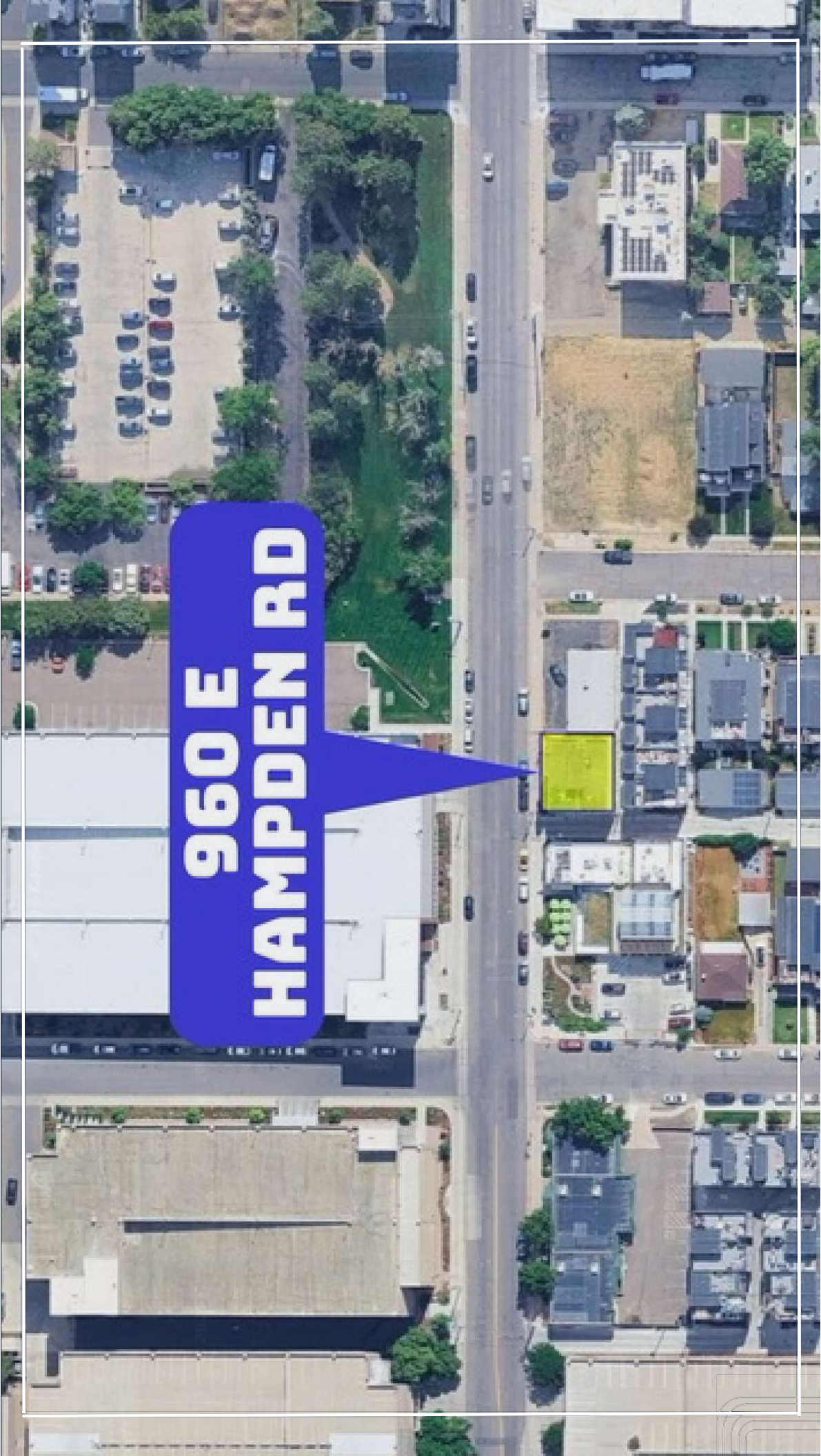
ALLOY
THE BAKERY
SUSHI CO
CHERRY HILLS
TEMAKI & SASHIMI
Fugo
BANGKOK CAFE
UNDICI
RISTORANTE ITALIANO
ELEVEN

WORK CLASS

285

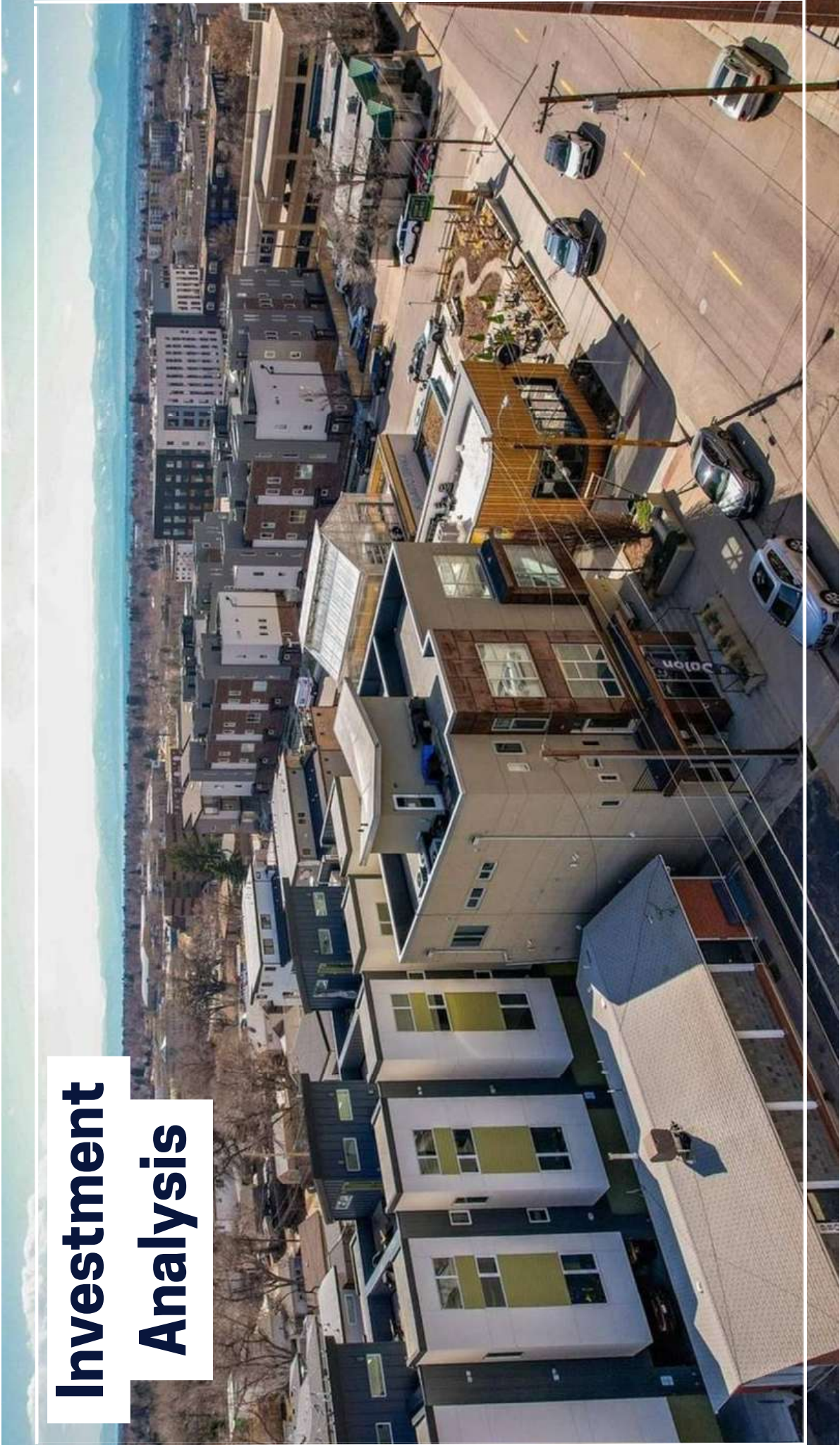
KING SOOPERS
RICO'S
SHELL
DQ
Starbucks

Health ONE
Swedish
Medical Center



**960 E
HAMPDEN RD**

Investment Analysis



Investment Highlights

- Current owner operated Unit B as a full time licensed Air BnB.
- Unit B has demonstrated strong operating performance, with stable Air BnB income.
- Unit C was a short term rental for family and has now obtained an Air BnB license.
- Proforma reflects unit C having similar income to Unit B.
- Current expenses reflect high management/cleaning fees; proforma reflects a more reasonable expense especially for an owner operator.
- Unit A is a commercial NNN retail space currently operating as a salon.

Income	Actual 2025	Assumption w/ 2 STR Units
Rent Income Unit A	\$37,438.29	\$37,438.29
Rent Income Unit B	\$71,917.91	\$71,917.91
Rent Income Unit C	\$37,304.15	\$71,917.91
Total for Rent Income	\$146,660.35	\$181,274.11
Expenses		
Business License Renewal	\$300	\$300
Total for Cleaning Services	\$8,995	\$17,990
Total for Insurance	\$7,715.90	\$7,715.90
Total for Airbnb Property Management	Owner Maintained	Owner Maintained
Total for Repairs & maintenance	\$1,000	\$1,000
Sprinkler-Fire Inspection	\$978	\$978
Total for Supplies & materials	\$573.72	\$573.72
Total for Taxes paid	\$13,173.39	\$13,173.39
Total for Disposal & waste fees	\$1,050.98	\$1,050.98
Total for Utilities	\$8,185.76	\$8,185.76
Total for Expenses	\$41,972.75	\$41,972.75
Net Income	\$104,687.60	\$139,301.36

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