

# 2800

W. HAMPDEN AVENUE  
SHERIDAN, CO 80110

RETAIL OR OFFICE BUILDING

FOR **SALE** ~~\$1,400,000~~ **\$1,295,000**  
SALE PRICE &  
FOR **LEASE** **\$8,000/MO**  
LEASE RATE

4,010 SF  
MIXED-USE  
BUILDING



PRICE REDUCTION  
OWNER/USER MIXED-USE PROPERTY  
W/ 50 FT MONUMENT SIGN



PLETHORA OF OFF-STREET PARKING  
PERMISSIVE ZONING

MARC S. LIPPITT

Principal

303.905.5888

mlippitt@uniqueprop.com

JUSTIN N. HERMAN

Vice President

720.881.6343

jherman@uniqueprop.com



400 S Broadway | Denver, Colorado 80209  
www.uniqueprop.com | 303.321.5888

*2800 W. Hampden Avenue, Sheridan, CO 80110*

## Exclusive Agents

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### Unique Properties, Inc

400 South Broadway | Denver, CO 80209

www.uniqueprop.com

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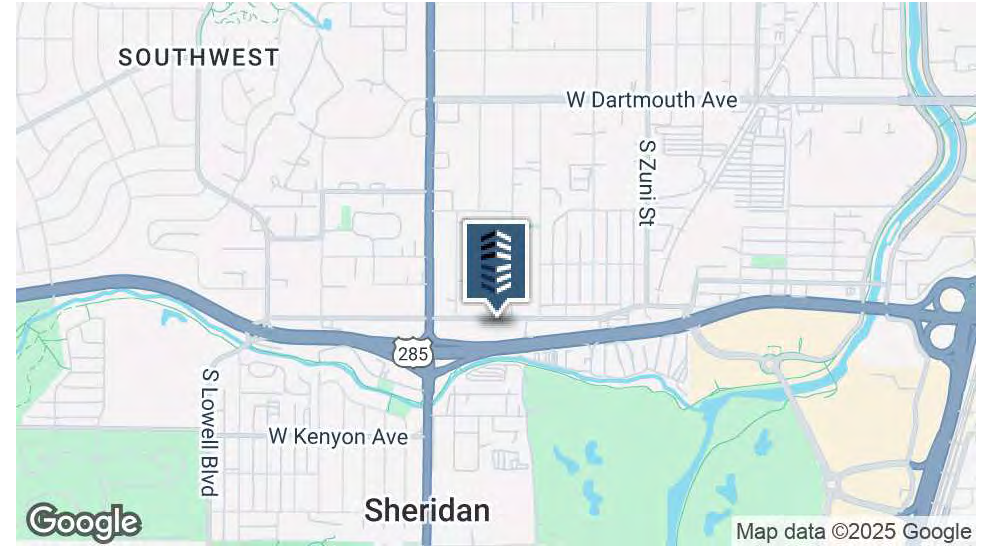
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Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Unique Properties, Inc in compliance with all applicable fair housing and equal opportunity laws.



## EXECUTIVE SUMMARY



### OFFERING SUMMARY

Sale Price:	\$1,295,000
Lease Rate:	\$8,000 / Month
Lot Size:	39,476 SF
Total SF:	4,010 SF
Price / SF:	\$322.94
Ceiling Height:	13ft Clear (Warehouse)
Loading:	12' x 12' (Warehouse)
Year Built:	1956 (Ret/Off)   1997 (Warehouse)
Zoning:	BUS-1
Property Taxes:	\$14,909.04
Vehicle Counts:	89,722 VPD

### PROPERTY OVERVIEW

Marc Lippitt and Justin Herman are pleased to present to qualified Buyers, the opportunity to purchase 2800 W. Hampden Avenue in Sheridan, Colorado. The property sits up overlooking US 285. The property is zoned BUS-1 and provides for a multitude of permitted uses. The property was most recently a marijuana dispensary. There is a lighted 50 ft sign that provides great visibility.

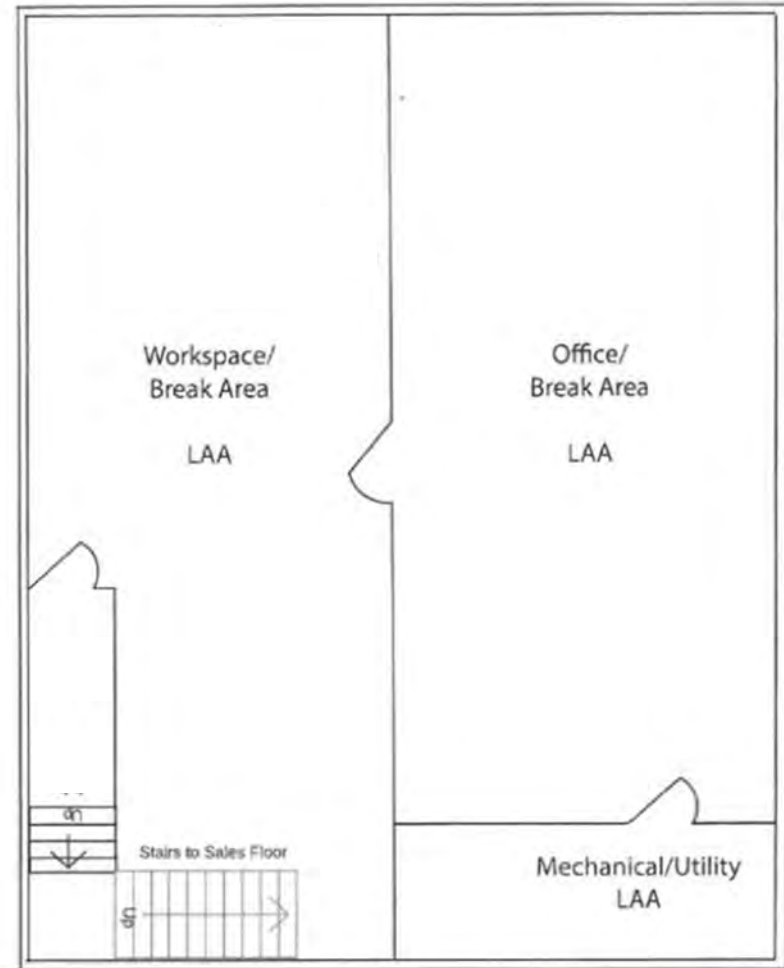
### PROPERTY HIGHLIGHTS

- Great visibility | Property overlooks US 285
- 50 ft signage on US 285 | Monument signage on Hampden Avenue
- Warehouse is currently leased MTM for \$3,400 per Month
- Additional income from billboard | \$250 per month MTM
- Large lot that provides for future development.
- 971 SF Retail/Office Building (Plus 971 SF Basement) w/ 3,039 SF warehouse.
- Great parking | 10 Striped spaces and a plethora of unstriped in rear
- Two (2) car garage for additional storage (Not part of the total square footage)

## FLOORPLAN



Main Floor



Basement





## ADDITIONAL PHOTOS





## ADDITIONAL PHOTOS





ENGLEWOOD  
LIGHT RAIL STATION

85



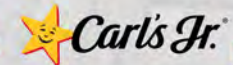
W. HAMPDEN AVENUE



FEDERAL BLVD

**COSTCO**  
WHOLESALE

Silver Stem  
FINE CANNABIS



**SALLY**  
BEAUTY SUPPLY

**T Mobile**

Massage Envy

BELLCO  
Banking for Everyone.



**chili's**



**BROKEN TEE**  
ENGLEWOOD

xfinity

PETSMART



OXFORD AVENUE

85







W. HAMPDEN AVENUE

SITE







285

SITE

W. HAMPDEN AVENUE



Directions

W. HAMPDEN AVENUE

SITE





## APPROVED USES

### PERMITTED USES

	Banks or financial institutions, with or without drive-through facilities
	Veterinary offices and small animal hospitals, without outside kennels or exercise areas
	Nursery schools, day care centers
	Convenience stores with no fuel sales
	Restaurants, retail bakeries, coffee shops, or tea rooms, that do not include drive-through facilities. Outdoor seating and service is allowed
	Dressmaking, tailoring, upholstering and similar establishments and businesses of a similar nature, subject to the following provisions
	1) All goods or products produced or processed in these establishments shall be sold at retail on the premises
	2) Any occupancy considered hazardous by the building code as adopted by the city is prohibited in this zoning district
	Adult entertainment establishments, subject to the requirements and location/spacing provisions as otherwise provided in this Code
	Craft brew pubs
	Skilled nursing facility
	Office support service facility, including light reproduction services; and
	Colleges, trade schools, and universities
	Studios, including, but not limited to, art, photographic, dance, music
	Tourist homes
	Recreation facilities
	Neighborhood retail store
	Restaurants, craft brew pubs, retail bakeries, coffee shops, or tea rooms with seating capacities of no more than 100 patrons; provided
	Office uses
	Membership clubs

### CONDITIONAL USES

	The following uses are allowed in the BUS-1 business district only upon approval of a conditional use permit as provided herein
	1) Motor vehicle service facilities
	2) Public or private meeting halls
	3) Veterinary clinic and small animal hospitals with outdoor kennels or exercise areas
	4) Hotel or apartment hotels, or motels
	5) Mortuaries without crematoriums; and
	6) Taverns and nightclubs, with or without outside services

### ACCESSORY USES

	Taverns and nightclubs, with or without outside services
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## DEMOGRAPHICS

Radius	1 Mile	2 Mile	3 Mile
<b>Population:</b>			
2029 Projection	11,663	51,348	126,811
2024 Estimate	11,672	51,233	126,427
2010 Census	12,256	52,969	129,584
Growth 2024-2029	-0.08%	0.22%	0.30%
Growth 2010-2024	-4.77%	-3.28%	-2.44%
Median Age	37.30	37.90	38.30
Average Age	38.30	39.00	39.50
<b>2024 Population by Race:</b>			
White	5,449	28,780	75,959
Black	507	1,573	3,321
Am. Indian & Alaskan	285	1,071	2,377
Asian	605	2,206	4,799
Hawaiian & Pacific Island	8	25	79
Hispanic Origin	5,791	20,803	46,226
Other	4,818	17,578	39,891
<b>U.S. Armed Forces:</b>			
	<b>0</b>	<b>11</b>	<b>71</b>
<b>Households:</b>			
2029 Projection	4,477	20,030	52,120
2024 Estimate	4,485	19,996	51,952
2010 Census	4,733	20,697	53,078
Growth 2024-2029	-0.18%	0.17%	0.32%
Growth 2010-2024	-5.24%	-3.39%	-2.12%
Owner Occupied	1,978	11,087	27,425
Renter Occupied	2,507	8,910	24,527
<b>2024 Avg Household Income</b>	<b>\$67,328</b>	<b>\$91,815</b>	<b>\$94,087</b>
<b>2024 Med Household Income</b>	<b>\$56,768</b>	<b>\$73,651</b>	<b>\$72,526</b>

Radius	1 Mile	2 Mile	3 Mile
<b>2024 Households by Household Inc:</b>			
<\$25,000	1,115	3,260	8,712
\$25,000 - \$50,000	929	3,472	9,287
\$50,000 - \$75,000	877	3,437	8,744
\$75,000 - \$100,000	526	2,954	7,134
\$100,000 - \$125,000	513	2,294	5,250
\$125,000 - \$150,000	223	1,434	3,847
\$150,000 - \$200,000	226	1,773	4,807
\$200,000+	77	1,371	4,173
<b>2024 Population by Education</b>			
Some High School, No Diploma	1,663	5,326	11,412
High School Grad (Incl Equivalency)	2,567	9,656	22,500
Some College, No Degree	2,238	9,847	23,882
Associate Degree	571	3,033	6,892
Bachelor Degree	1,209	8,196	23,200
Advanced Degree	515	4,003	11,520
<b>2024 Population by Occupation</b>			
Real Estate & Finance	384	2,362	5,916
Professional & Management	2,617	14,909	39,559
Public Administration	146	1,028	2,542
Education & Health	799	6,015	15,090
Services	912	5,116	12,142
Information	174	872	2,145
Sales	1,289	6,294	15,055
Transportation	155	1,027	3,198
Retail	970	3,563	8,112
Wholesale	219	618	1,557
Manufacturing	415	1,873	5,017
Production	1,000	3,337	7,378
Construction	890	2,972	7,258
Utilities	271	1,225	2,893
Agriculture & Mining	38	383	771
Farming, Fishing, Forestry	44	125	197
Other Services	213	1,133	3,408

The information contained herein has been obtained by sources that have been deemed reliable. While we have no doubts about the accuracy of the information, we do not accept responsibility for the accuracy and completeness contained herein.



## *Exclusive Agents*

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