

340 W HAMPDEN AVE

340 W HAMPDEN AVE, ENGLEWOOD, CO 80110

SALE PRICE \$1,550,000
SIZE 8,684 SQFT
SALE TYPE INVESTMENT
USE RETAIL



CONTACTS:

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Legacy Realty Group

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RESPONSIBILITY FOR DUE DILIGENCE

All parties engaging in a commercial real estate transaction are solely responsible for conducting their own independent investigations. This includes, but is not limited to:

- Verifying property conditions, zoning restrictions, and compliance with applicable local, state, and federal regulations.
- Assessing the financial performance of the property, including reviewing leases, rental income, expenses, and other operational metrics.
- Consulting appropriate third-party professionals, such as attorneys, accountants, architects, engineers, contractors, and market analysts.

Projections regarding rental income, market rents, or property valuation provided by Legacy Realty Group are for informational purposes only and may vary due to market fluctuations, contractual obligations, or other factors. No guarantees are made regarding the financial performance or future potential of the property.

PROFESSIONAL ADVICE

Legal and contractual matters related to the property should be reviewed with a qualified attorney. Tax implications should be discussed with a certified public accountant or tax professional. Zoning, environmental concerns, and regulatory compliance should be assessed by appropriate consultants, engineers, or planners. Legacy Realty Group does not provide legal, financial, or tax advice.

FAIR HOUSING AND EQUAL OPPORTUNITY

Legacy Realty Group is committed to marketing and operating in compliance with all applicable fair housing and equal opportunity laws. All services and commercial property listings are offered without discrimination and in accordance with ethical business practices.

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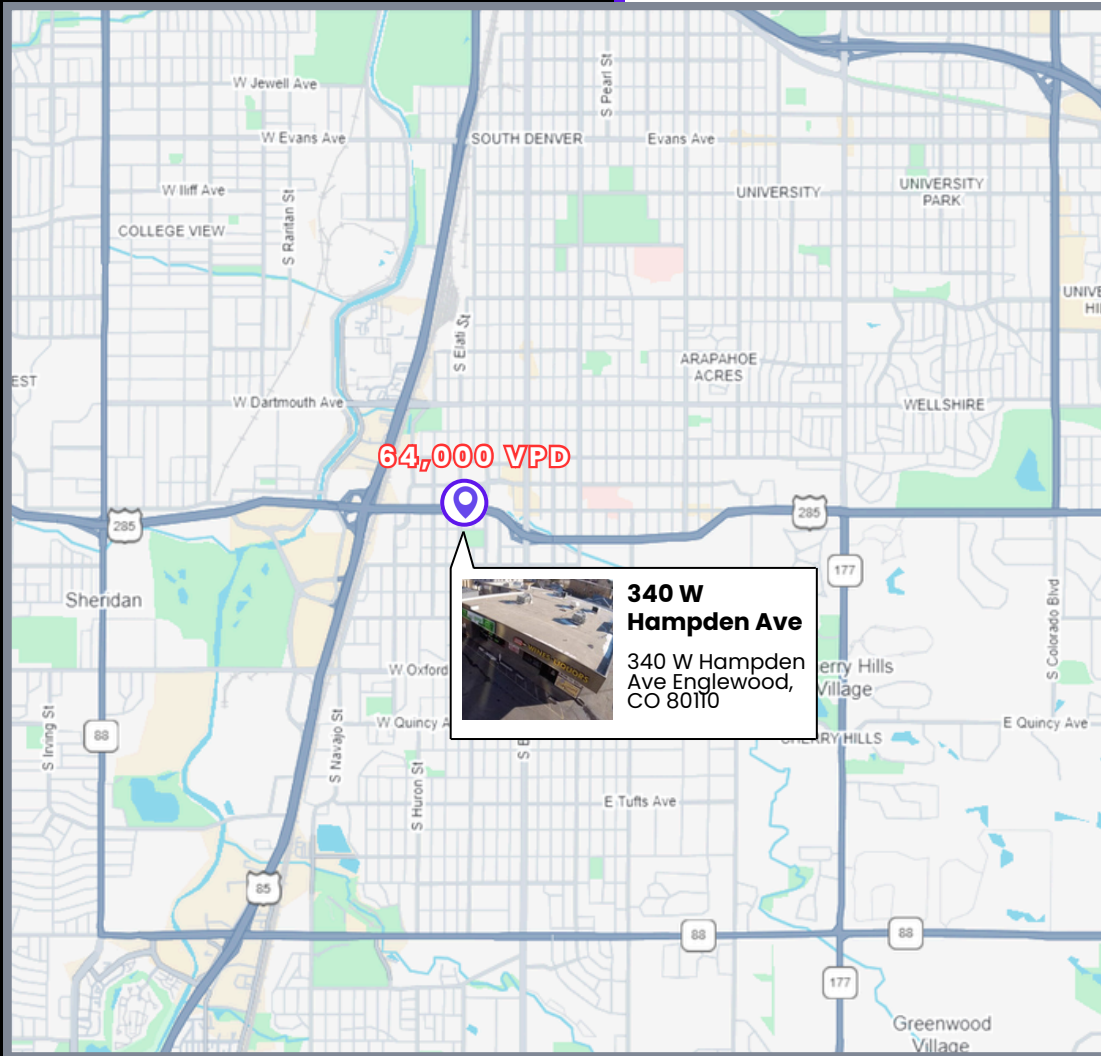
PROPERTY
EVALUATION



LOCATION

340 W HAMPDEN AVE

340 W HAMPDEN AVE ENGLEWOOD, CO 80110



Sale Price:	\$1,550,000
Property Type:	Retail
Property Subtype:	Storefront
Building Class:	B
Sale Type:	Investment or Owner User
Lot Size:	0.46 AC
Rentable Building Area:	8,684 SF
Sale Conditions:	None
No. Stories:	1
Year Built:	1981
Tenancy:	Multi
Parking Ratio:	2.99/1,000 SF
Zoning Description:	B-3
APN / Parcel ID:	2077-03-2-03-015
Walk Score®:	Very Walkable (85)

Take advantage of this rare opportunity to own a highly visible, strategically located commercial property in one of Englewood's most trafficked corridors. Formerly available for lease, this property is now offered for sale, ideal for owner-users or investors seeking long-term value and flexibility. Versatile, adaptable spaces perfect for a wide range of business uses.

- 64,000 vehicles per day ensures exceptional exposure
- Surrounded by popular retail and dining destinations
- Located in a high-traffic area with excellent signage potential

COMPARABLE
SUMMARY

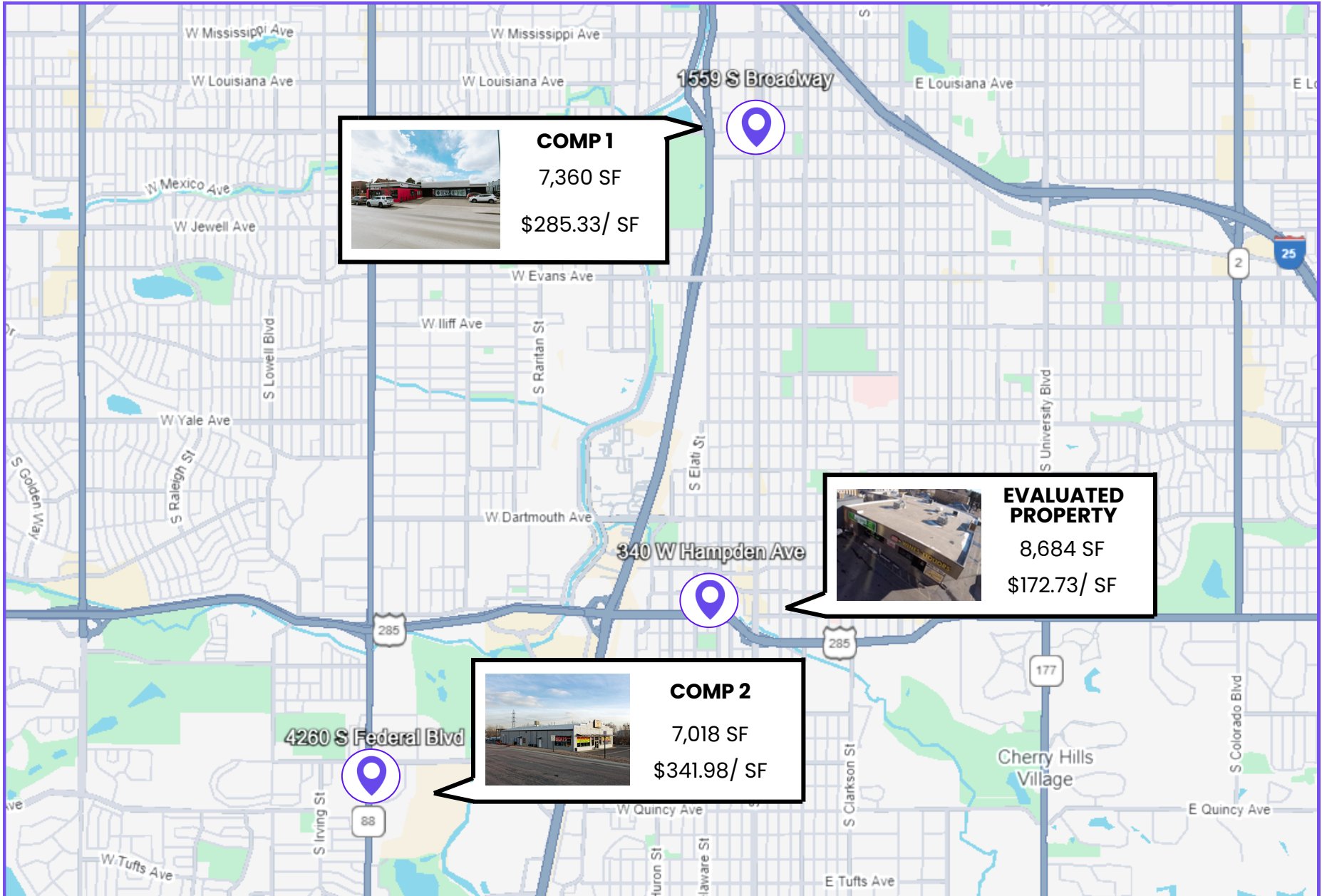
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COMPARABLE FOR SALE LISTINGS SUMMARY

PROPERTY	LOT	YR BUILT	WLAK/ TRANSIT SCORE	PRICE	LEASED SPACE	PRICE/ SF	USE
EVALUATED PROPERTY							
340 W HAMPDEN AVE ENGLEWOOD, CO 80110	0.46 AC	1962/ 1981	VERY WALKABLE (85) GOOD TRANSIT (53)	\$1,550,000	8,684 SF	\$178.49/ SQFT	RETAIL
COMP 1							
1559 S BROADWAY, DENVER, CO 80210	0.29 AC	1955	VERY WALKABLE (87) GOOD TRANSIT (51)	\$2,100,000	7,360 SF	\$285.33/ SQFT	RETAIL
COMP 2							
4260 S FEDERAL BLVD, ENGLEWOOD, CO 80110	1.97 AC	2003	SOMEWHAT WALKABLE (58)	\$2,400,000	7,018 SF	\$341.98/ SQFT	RETAIL
AVERAGE	1.13 AC	1999	73/51	\$2,250,000	2,460 SF	\$313.66/ SQFT	

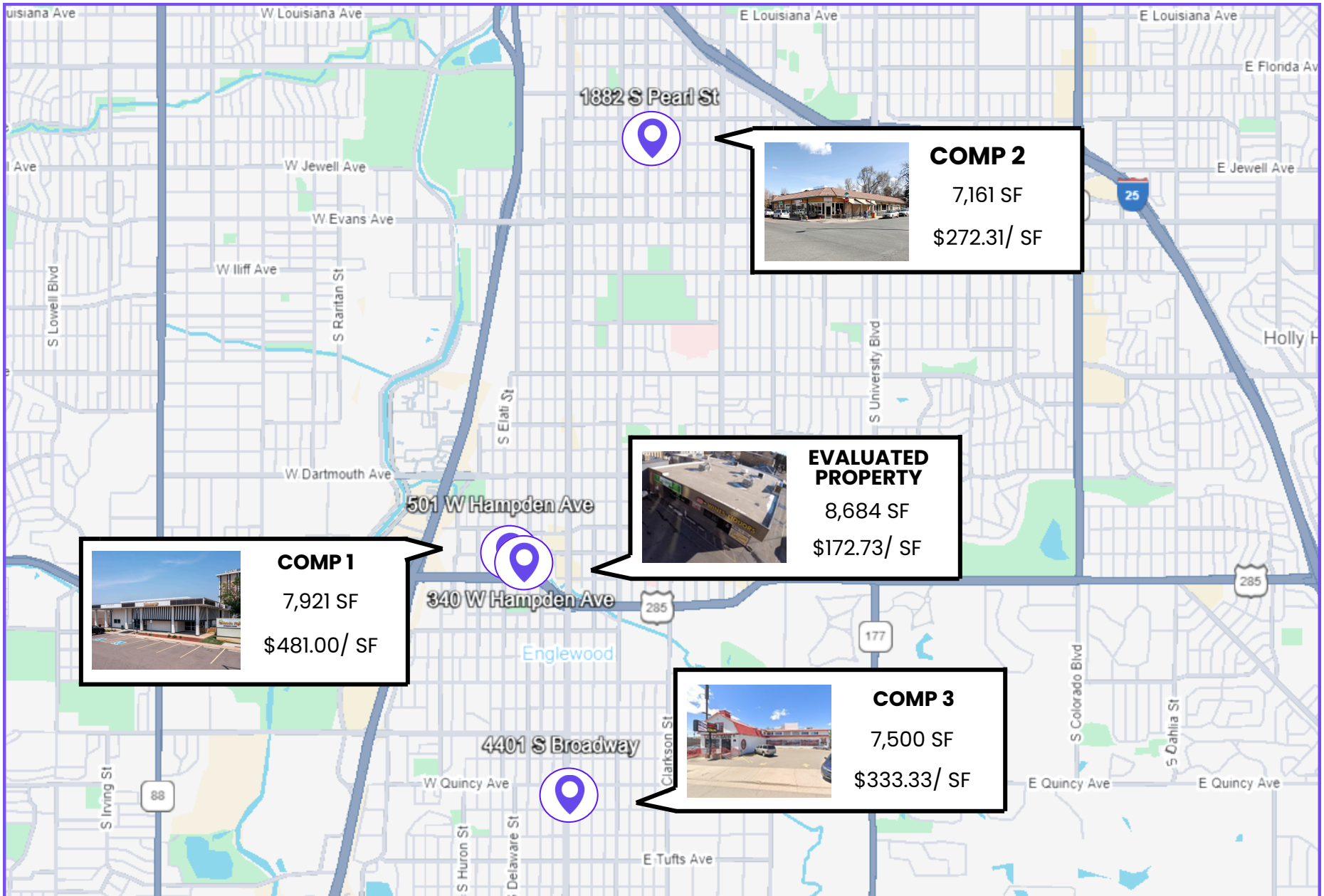
COMPARABLE FOR SALE LISTINGS MAP



COMPARABLE SOLD LISTINGS SUMMARY

PROPERTY	LOT	YR BUILT	BLDG SQFT	PRICE	LEASED SPACE	SOLD PRICE/ SF	USE
EVALUATED PROPERTY							
324 W HAMPDEN AVE ENGLEWOOD, CO 80110	0.46 AC	1962/1981	VERY WALKABLE (85) GOOD TRANSIT (53)	\$1,550,000	8,684 SF	\$178.49/ SQFT	RETAIL
COMP 1							
501 W HAMPDEN AVE, ENGLEWOOD, CO 80110	0.52 AC	1968 / 2015	VERY WALKABLE (89) GOOD TRANSIT (54)	\$3,810,000	7,921 SF	\$481.00/ SQFT	RETAIL
COMP 2							
1882-1898 S PEARL ST, DENVER, CO 80210	0.25 AC	1925	VERY WALKABLE (86) GOOD TRANSIT (51)	\$1,950,000	7,161 SF	\$272.31/ SQFT	RETAIL
COMP 3							
4401 S BROADWAY, ENGLEWOOD, CO 80113	0.14 AC	1971	VERY WALKABLE (76) SOME TRANSIT (35)	\$2,500,000	7,500 SF	\$333.33/ SQFT	RETAIL
AVERAGE	0.30 AC	1970	84/47	\$2,753,333.33	7,527.33 SF	\$362.21/ SQFT	

COMPARABLE SOLD LISTINGS MAP



PRIVATE
PARKING
VIOLATORS TO BE
UNATTENDED
ILLEGALLY PARKED
VEHICLES WILL BE
TOWED AT
OWNER'S EXPENSE
363-777-2444
www.cityofhouston.com

LEASE ANALYSIS

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RENT ROLL

TENANT	SUITE	RENTABLE SF	LEASE TERM	LEASE YEAR	LEASE RATE	MONTHLY RATE	EFFECTIVE MONTHLY
GLASS BOTTLE LIQUORS	-	3,537 SF	02/24/21 to 05/31/33	7	\$16.50/ SF	\$4,125.00	\$4,125.00
MEI HUA HEALTH CENTER	-	1,108 SF	12/01/24 to 12/31/29	1	\$20.58/ SF	\$1,900.00	\$1,957.00
SMOKE AND VAPE	-	1,487 SF	10/08/24 to 10/08/30	1	\$26.32/ SF	\$3,261.66	\$3,261.66

LEASE EXPIRATION

TENANT	SUITE	RENTABLE SF	EXPIRATION	2027	2028	2029	2030	2033
GLASS BOTTLE LIQUORS	-	3,000	05/31/33					3,537
MEI HUA HEALTH CENTER	-	1,200	12/31/29			1,108		
SMOKE AND VAPE	-	2,000	10/08/30				1,487	

TOTAL RENT

Glass Bottle Liquors	\$4,125.00
Mei Hua Health Center	\$1,957.00
Smoke and Vape	\$3,261.66
Current Income From Rent	\$9,343.66

PROFORMA

TENANT	SUITE	SQ. FT.	MONTHLY RENT	ANNUAL RENT
GLASS BOTTLE LIQUORS	-	3,537 SF	\$4,125.00	\$49,500.00
MEI HUA HEALTH CENTER	-	1,108 SF	\$1,957.00	\$23,484.00
SMOKE AND VAPE	-	1,487 SF	\$3,261.66	\$39,139.92
UNIT 328 (PROJECTED)	328	1,098 SF	\$2,287.50	\$27,450.00
UNIT 330 (PROJECTED)	330	1,454 SF	\$3,029.17	\$36,350.00
PROJECTED INCOME FROM RENT			\$14,660.33	\$175,923.92



64,000 VPD



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INVEST SMART, INVEST IN REAL ESTATE



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