

FOR LEASE

9000 E HAMPDEN AVENUE

Denver, CO 80231



The information herein has not been independently verified by the real estate brokers. Interested parties should have experts of their choice inspect and verify all information. Real estate brokers are not experts with respect to building construction, environmental, legal, tax, and other such matters.

NICK EGIDE

CA LIC #01859524

(415) 762-8067

nick@meridiancommercial.com



FOR LEASE

Property Summary

9000 E HAMPDEN AVENUE

Denver, CO 80231



PROPERTY DESCRIPTION

9000 East Hampden provides a great retail showroom building with warehouse space for a bulk or experience related retail user. The property provides 25,000 feet of showroom retail space, 25,000 feet of lower floor retail space that still provides 16' of clear height as well as 23,000 square feet of warehouse space with both dock high and grade level doors.

PROPERTY HIGHLIGHTS

- Retail showroom with basement
- 1.33/1,000 parking
- Signage opportunities
- High traffic count
- Close proximity to major retailers including Walmart Super Center and Dollar Tree
- Scandinavian Designs will continue to occupy and operate the remaining 40,000 square feet of retail space.

LOCATION DESCRIPTION

Located on East Hampden Avenue, a busy high traffic road, near Cherry Creek Reservoir in Denver.

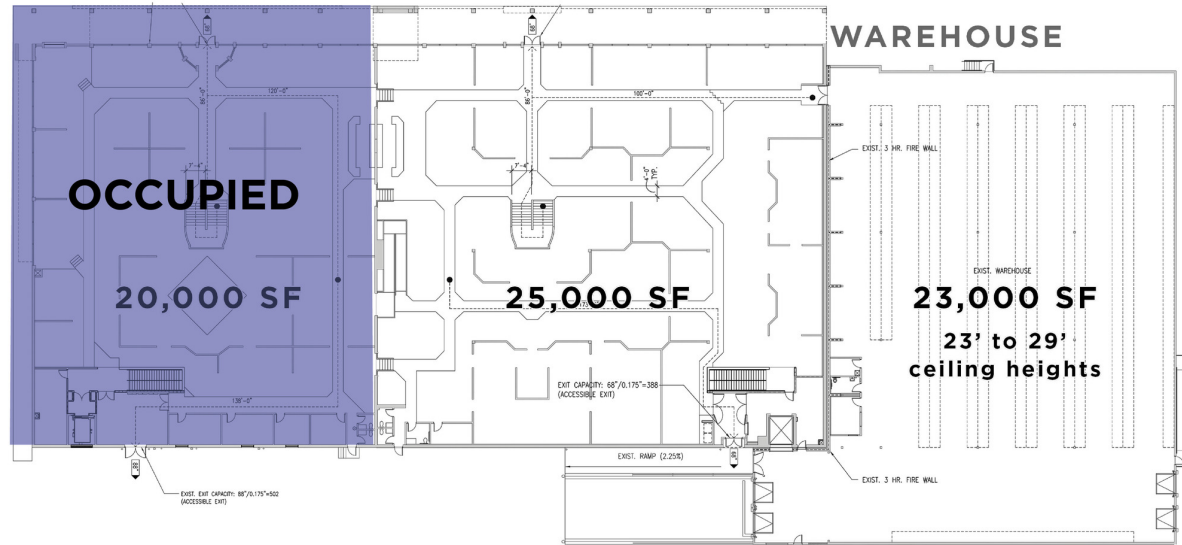
OFFERING SUMMARY

Lease Rate:	\$13.00 SF/yr (NNN)
Available SF:	±73,001 SF
Building Size:	±113,000 SF
Property Type:	Retail

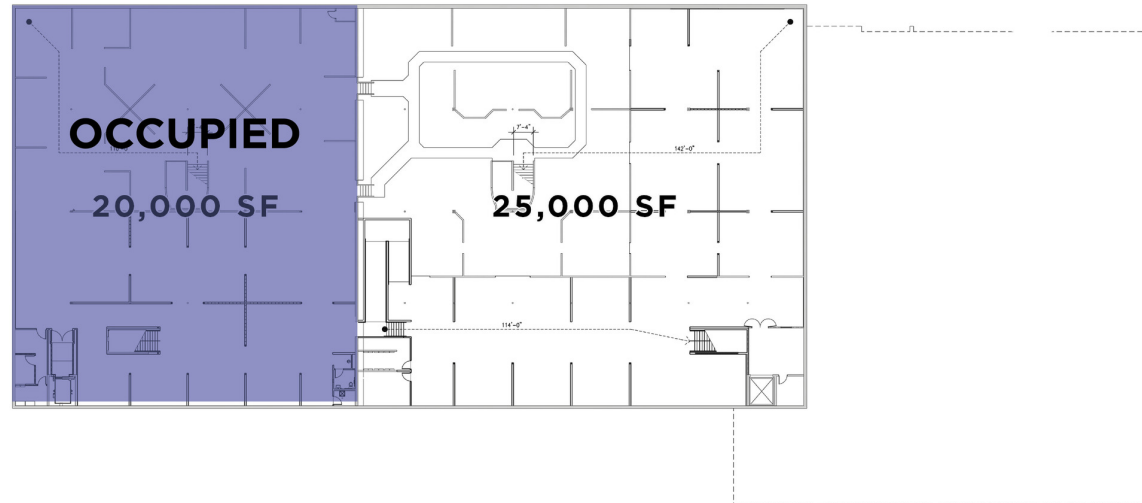


NICK EGIDE
CA LIC #01859524
(415) 762-8067
nick@meridiancommercial.com

SHOW ROOM



BASEMENT



FOR LEASE

Retailer Map

9000 E HAMPDEN AVENUE

Denver, CO 80231



Map data ©2021 Google Imagery ©2021, Maxar Technologies, Sanborn, U.S. Geological Survey, USDA Farm Service Agency

NICK EGIDE

CA LIC #01859524

(415) 762-8067

nick@meridiancommercial.com



FOR LEASE

Demographics Map & Report

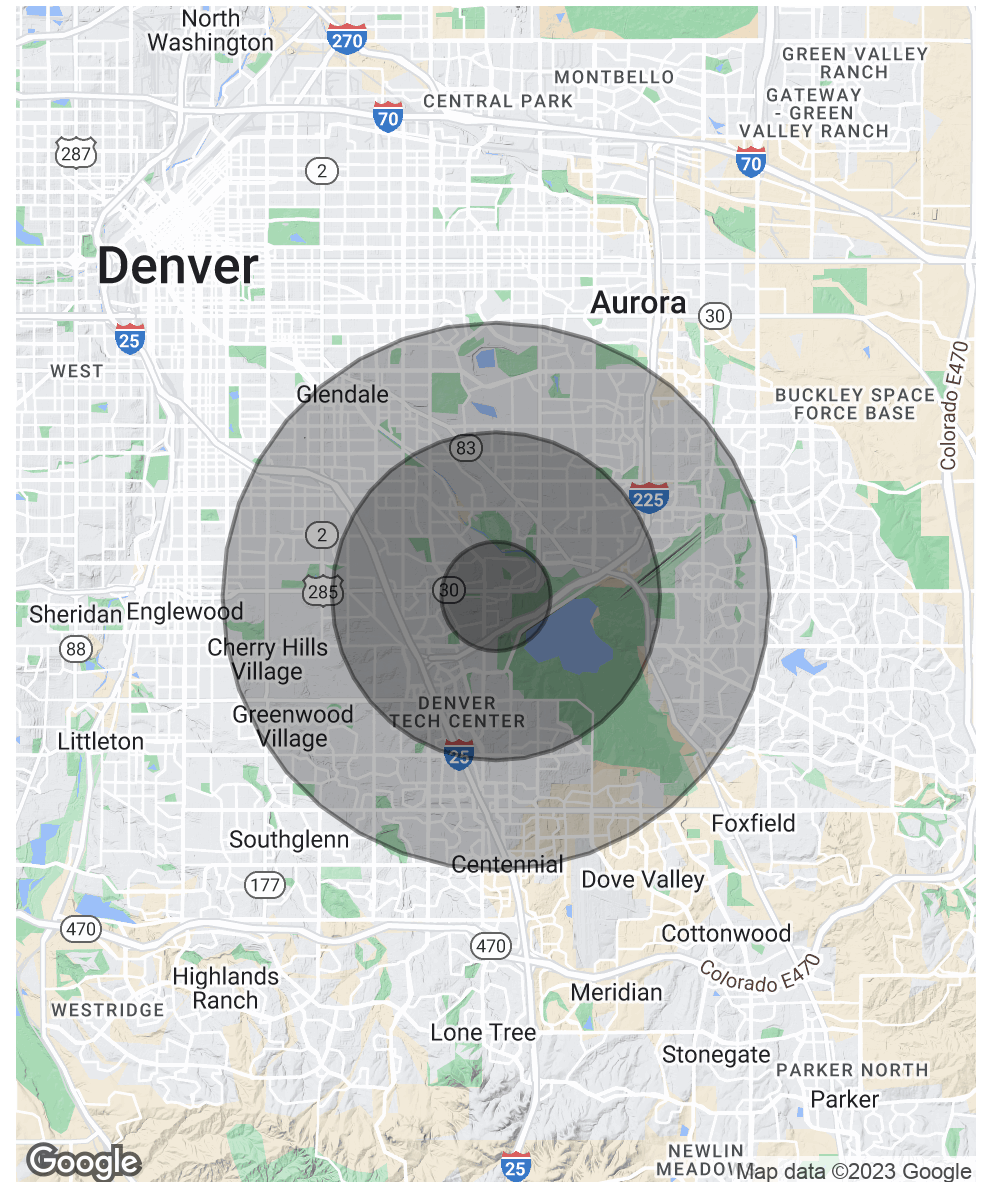
9000 E HAMPDEN AVENUE

Denver, CO 80231

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	15,231	107,616	298,962
Average Age	38.3	38.9	39.0
Average Age (Male)	38.4	37.6	37.6
Average Age (Female)	38.3	40.1	40.3

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	7,587	53,244	139,468
# of Persons per HH	2.0	2.0	2.1
Average HH Income	\$59,476	\$68,310	\$70,802
Average House Value	\$264,804	\$354,337	\$353,833

* Demographic data derived from 2020 ACS - US Census



NICK EGIDE

CA LIC #01859524

(415) 762-8067

nick@meridiancommercial.com