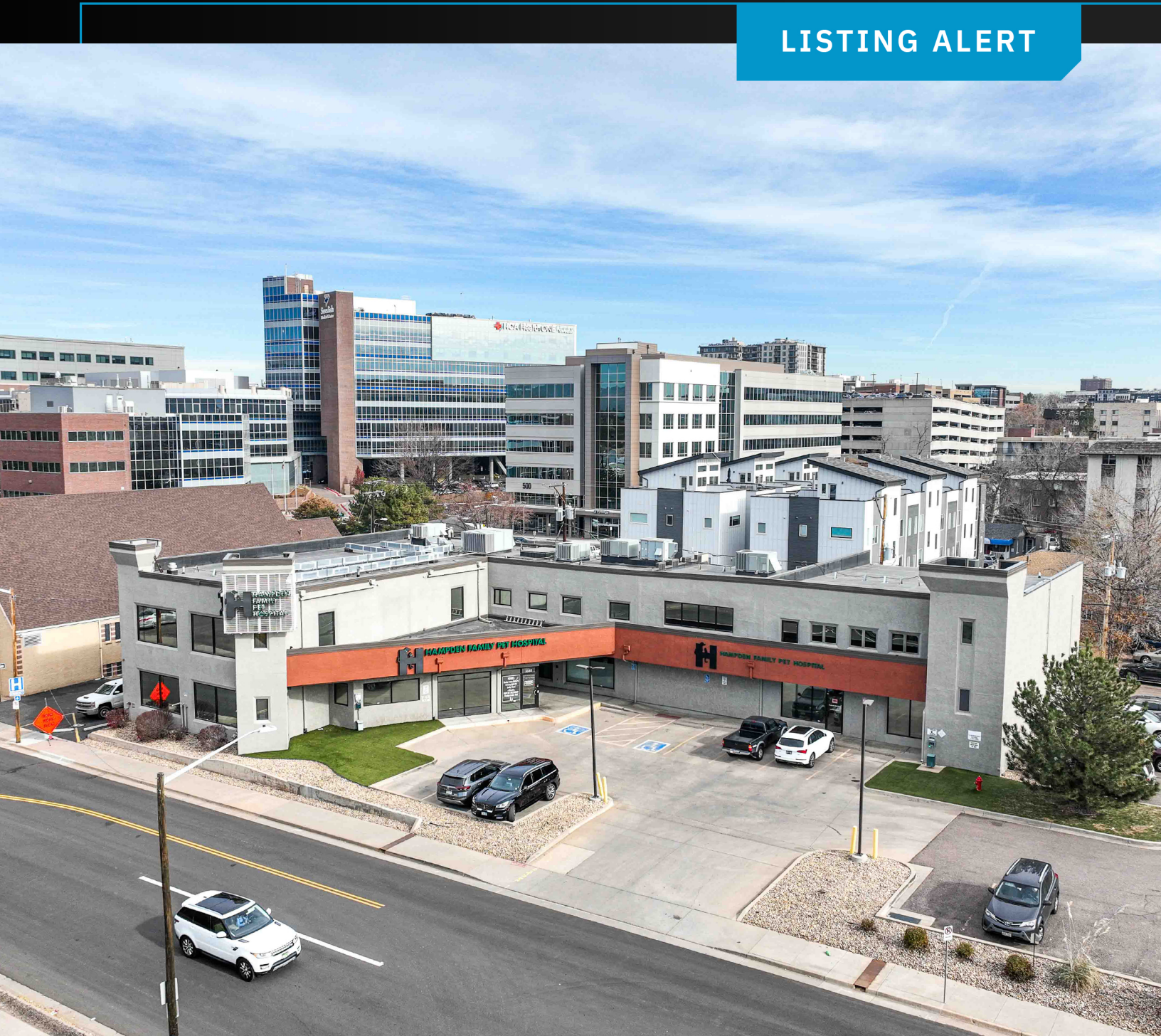


# COMMERCIAL PROPERTY FOR SALE

3540 S. LOGAN ST., ENGLEWOOD, COLORADO

LISTING ALERT



TOWER-BROKERS.COM



**TOWER**  
REALTY PARTNERS

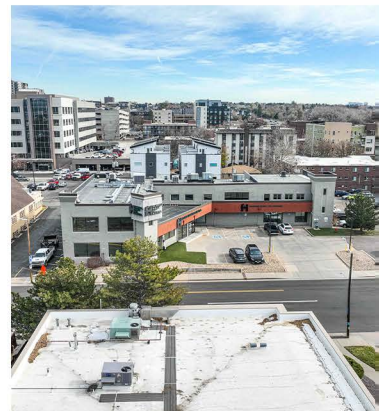
# PROPERTY FEATURES

Discover a prime commercial property ideally located near leading hospitals in the thriving Denver metropolitan area. This unique investment opportunity offers:

- **Exceptional Location:** Situated within a high-demand medical corridor, this property is just minutes from major healthcare facilities, ensuring consistent traffic and long-term growth potential.
- **Versatile Space:** A modern, well-maintained building with flexible zoning, ideal for medical offices, retail, or professional services.
- **Strong Demographics:** Nestled in a vibrant community with robust population growth and high household incomes.
- **Accessibility:** Convenient access to public transportation, major highways, and ample on-site parking.

This property is perfectly positioned for investors seeking stable returns and growth in the expanding healthcare and professional services sectors.

Contact us today to learn more about this rare opportunity in one of Denver's most dynamic locations.



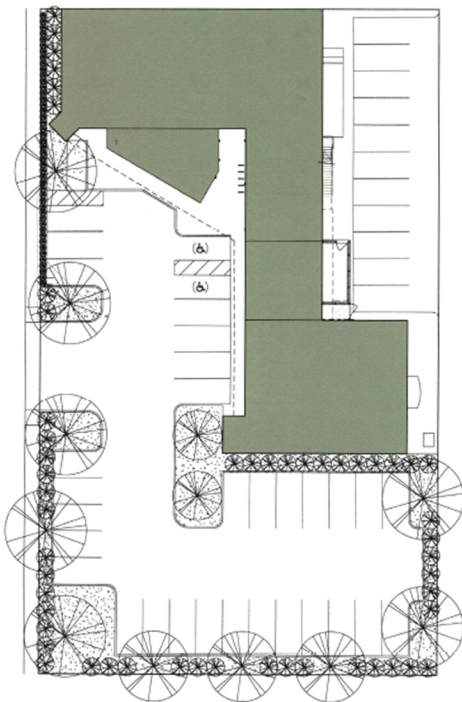
Price:  
**\$6,500,000**

**NOI: \$252,000/ YR**

**ZONING**  
**M2: Mixed use, Medical,**  
**Office, Limited Retail**



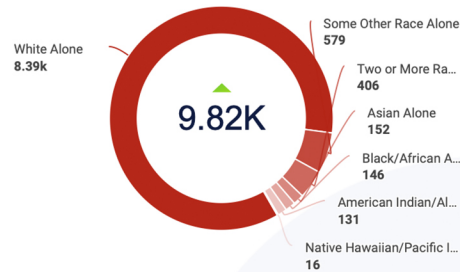
# DEMO- GRAPHICS



## High Density Populati...

4.8K  
5K

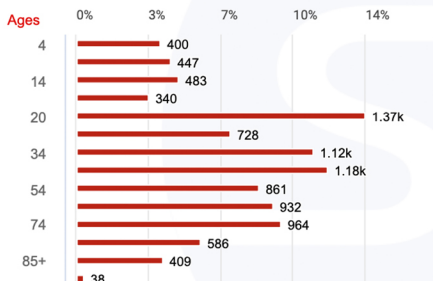
395% Above your average location density



## Median Age

8% similar to average site

**38 YEARS**



## Median Income

-37% less affluent than average site

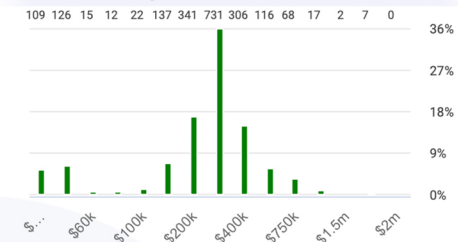
**40.4K**



## Median Home Value

1% similar to average site

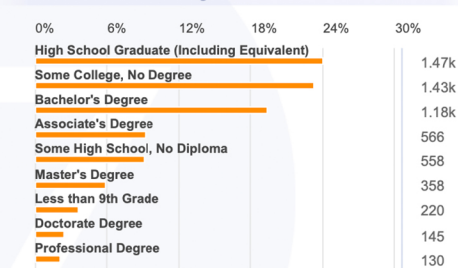
**235K**



## Education

BACHELOR'S

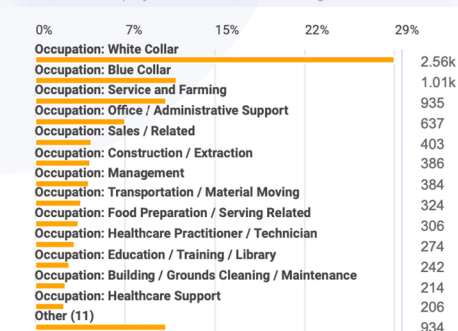
More Educated than average site



## Employed Workforce

323% more employed workforce than average site

**4.51K**



## INTERESTED?



For more information,  
please contact:

**MELISSA@TOWER-BROKERS.COM**  
**720.556.1918**

DENVER



LITTLETON



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