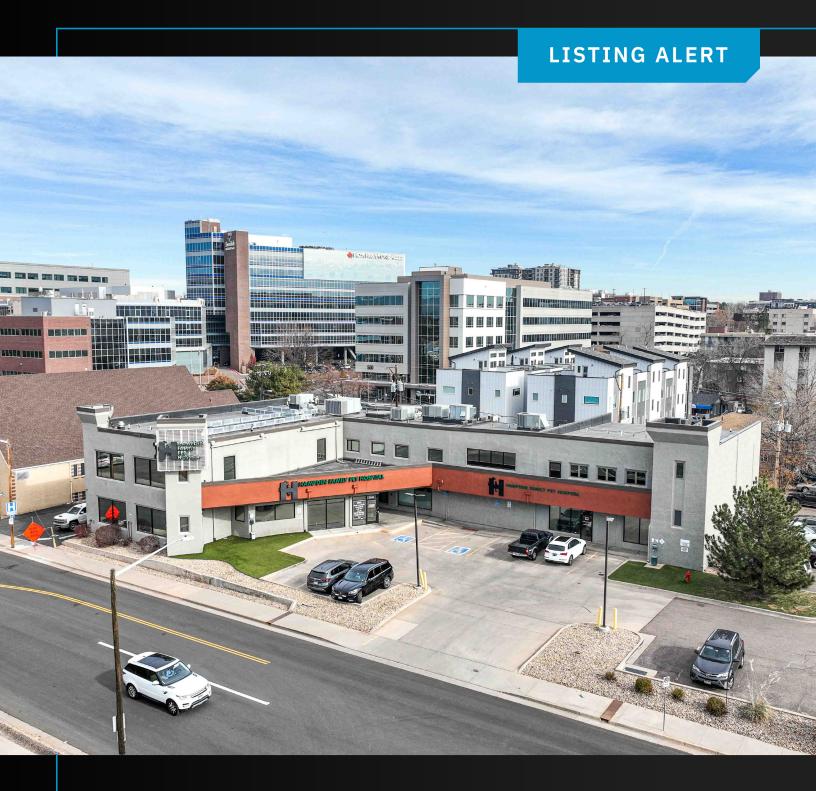
COMMERCIAL PROPERTY FOR SALE

3540 S. LOGAN ST., ENGLEWOOD, COLORADO





TOWER-BROKERS.COM

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 highdemand 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.











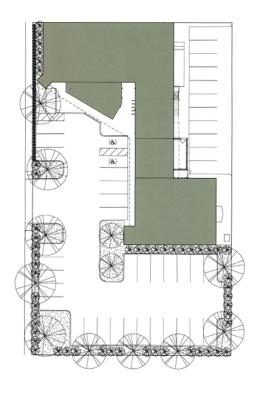
Price: \$6,500,000

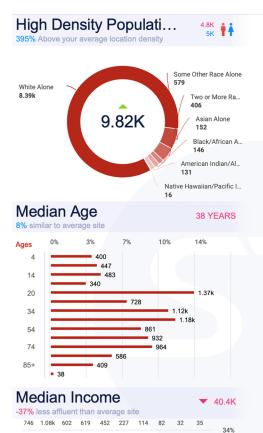
NOI: \$252,000/ YR

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



DEMO-GRAPHICS







Education More Educated than average site

BACHELOR'S

4.51K

			0			
	0%	6%	12%	18%	24%	30%
	High Scho	ol Graduate	.)	1.47k		
	Some Coll	ege, No De				
	Deckelede	Demos			-	1.43k
	Bachelor's	Degree		1.18k		
	Associate	's Degree				
	Some High	School N		566		
	Some High School, No Diploma					558
	Master's D	egree		358		
	Less than	9th Grade				
			220			
	Doctorate		145			
	Profession					
		-				130

Employed Workforce 323% more employed workforce than average site

0%	7%	15%	22%	29%
Occupati	on: White Collar			
Occupati	on: Blue Collar			2.56
Occupati	on: Service and F	arming		1.01
Occupati	on: Office / Admi	nistrative Supp	ort	935
Occupati	on: Sales / Relate	d		637
Occupati	on: Construction	/ Extraction		403
	on: Management			386
<u> </u>	on: Transportatio		ovina	384
<u> </u>	on: Food Prepara		5	324
	on: Healthcare Pr	-		306
_	on: Education / T			274
	on: Building / Gro			242
_			/ Maintenance	214
	on: Healthcare Su	phote		206
Other (11)			934





For more information, please contact:

MELISSA@TOWER-BROKERS.COM 720.556.1918

27% 20% 14% 7% 0%

DENVER

CRAI

HCA HEALTHONE SWEDISH HOSPITAL

5500H

\$2504

51504

£200H

515t 535t 550t 515t 510t 5125t

LITTLETON

