

8961 E HAMPDEN AVE
DENVER, CO 80231

Walmart+



SANTIAGO'S
• FAITHFULLY AUTHENTIC •


SCANDINAVIAN
DESIGNS

**Hampden Street
Antique Market**


DOLLAR TREE

TACO STAR
MEXICAN FAST FOOD

Tires LES SCHWAB


GENTLE TOUCH
ANIMAL HOSPITAL

**INDIA'S
RESTAURANT**

E HAMPDEN AVE (48,049 VPD)

**PAD SITE
FOR SALE**



KINSEY & COMPANY
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AVAILABILITY

Sale Price: \$430,000 ~~\$450,000~~

Land Size: 0.49 Acres

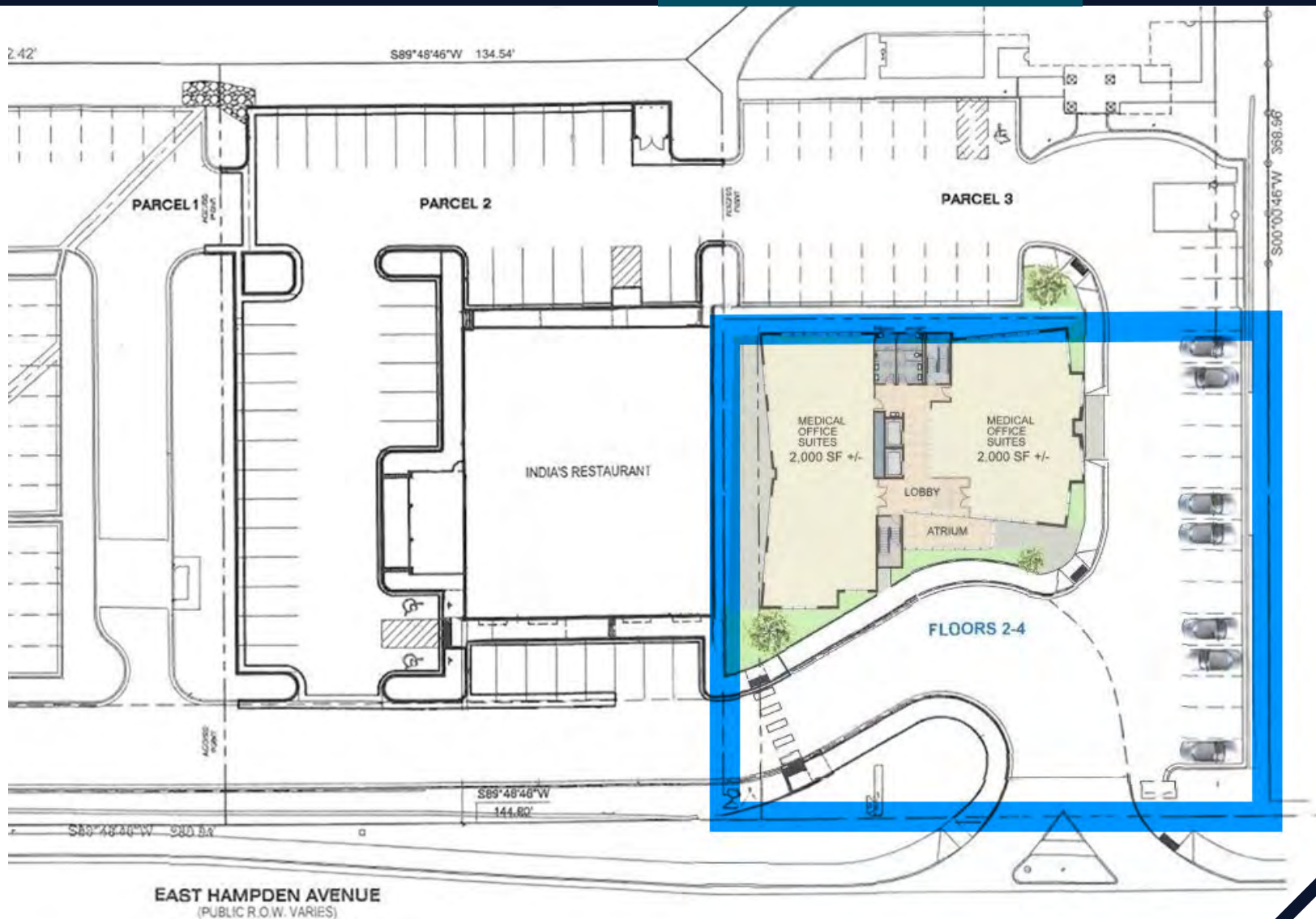
2025 Property Taxes Due in 2026: \$5,753.64

HIGHLIGHTS

- NICE PRICE!
- Ability to construct a 5,500 SF building
- Located right along busy E Hampden Ave
- Close proximity to both I-25 and I-225
- Zoned S-MX-5A (Suburban - Mixed Use - 5 Stories)
- Dense population around the site

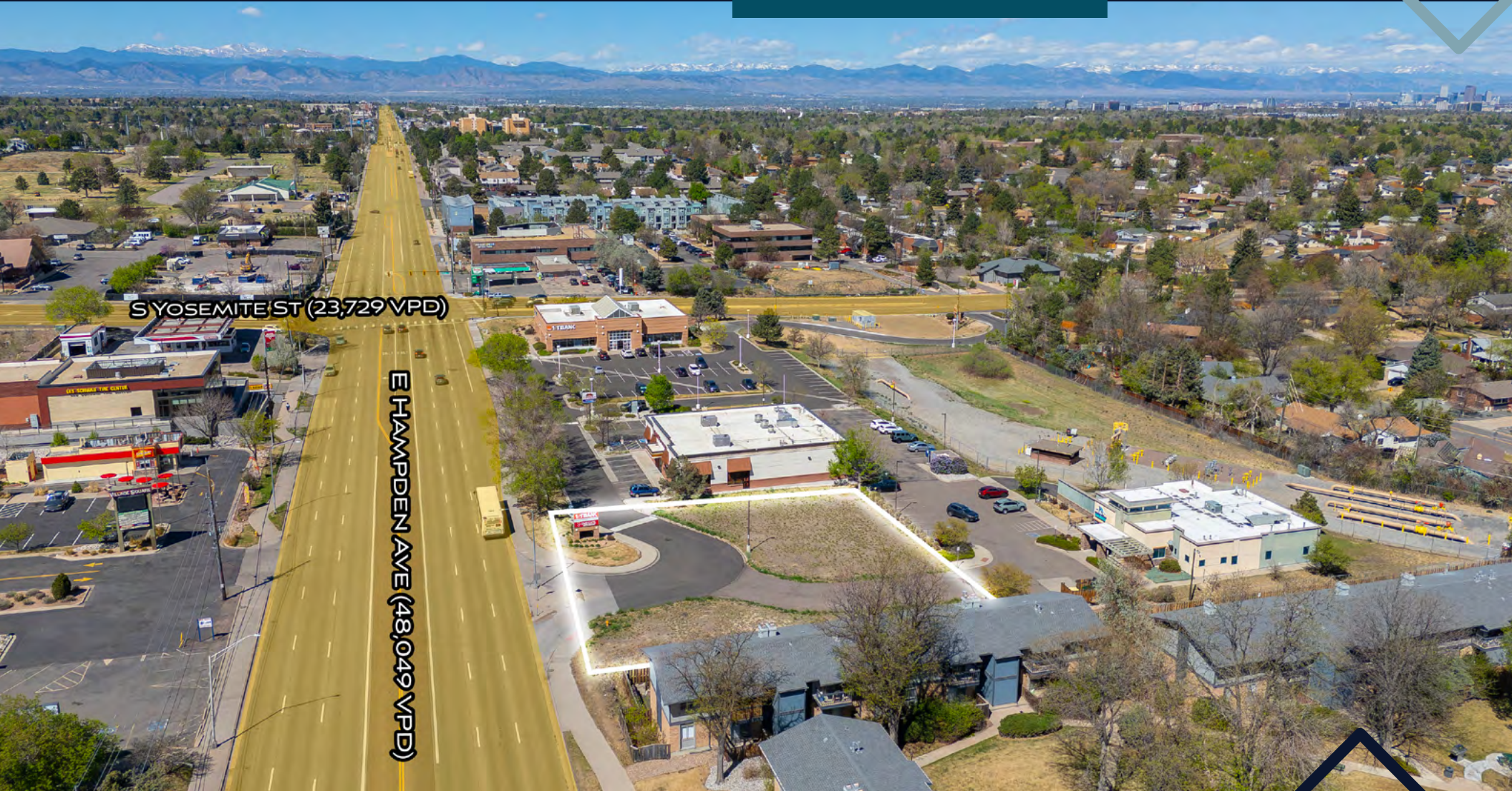
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PAD SITE POTENTIAL DESIGN PLAN



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S-MX-5A is a Suburban Mixed Use district designed to allow a broad mix of residential, commercial, and civic uses. Per the Denver Zoning Code (Article 3, Division 3.4), the following categories of uses are permitted (most by-right, some subject to limitations or requiring zoning permit review):

Residential (all by right):

- Single Unit Dwelling
- Two Unit Dwelling
- Multi-Unit Dwelling (apartments, condos)
- Row House
- Tandem House
- Live/Work
- Accessory Dwelling Units (ADUs)

Group Living (some by right, some with limitations):

- Residential Care (small and large)
- Nursing Home / Assisted Living
- Congregate Living
- Student Housing

Zoning Highlights:

- **5 Stories By-Right:** Up to 70 feet of vertical development potential with no rezoning required
- **Mixed-Use Flexibility:** Residential (single-unit through multi-unit), retail, office, restaurant, hotel, medical, and civic uses permitted by right
- **Pedestrian-Oriented Design:** The “A” modifier requires active, street-facing buildings — enhancing long-term value and tenant appeal
- **No Minimum Parking:** Denver’s citywide parking reform allows developers to allocate capital to programmable square footage rather than structured parking
- **Multi-Unit Residential Permitted:** Supports apartment, rowhouse, live/work, and tandem house building forms
- **Mid-Rise Scale:** 5-story envelope supports strong yield on multifamily or mixed-use pro formas while remaining contextually suburban

Commercial Sales, Service & Repair (by right, with some SF limits):

- Retail sales (general, food, liquor, adult use excluded)
- Eating & drinking establishments (restaurants, bars, cafes)
- Personal services (salons, dry cleaners, fitness, etc.)
- Business services
- Pet services (no outdoor kennels)
- Vehicle-related uses are restricted (no drive-thrus, no auto sales/repair as by-right primary uses)

Office (by right):

- General office
- Medical/dental office
- Financial services (bank, credit union — but no drive-thru)

Civic, Public & Institutional (mostly by right):

- Schools (K-12, college, vocational)
- Religious assembly
- Library, museum, cultural exhibit
- Community center
- Government offices
- Daycare (child and adult)
- Medical/dental clinics

Lodging (by right with limits):

- Hotel
- Bed & breakfast



Demographics

	1 Mile	3 Miles	5 Miles
POPULATION	17,996	139,329	387,264
AVERAGE HOUSEHOLD INCOME	\$98,012	\$111,122	\$116,746
DAYTIME POPULATION	5,683	97,599	235,459

Source: CoStar

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Disclaimer: The Interested Party acknowledges that any documents or information ("Materials") received from the Property Owner are provided solely for reference and review. The Property Owner makes no representations, expressed or implied, regarding the accuracy or completeness of these Materials. The Interested Party assumes full responsibility for evaluating all provided documents, which may include maps, schematics, and other property-related data. This includes, but is not limited to: (i) the structural integrity, condition, and features of the Property, including roofing, foundation, utilities, and landscaping; (ii) soil composition, geological factors, and groundwater conditions; (iii) the availability and adequacy of utility services; (iv) zoning, land use regulations, and development feasibility; (v) legal restrictions affecting the Property; (vi) adherence to applicable laws, codes, and regulations; (vii) potential environmental hazards on or near the premises; (viii) the quality of workmanship and materials in any existing structures; and (ix) the status of the Property's title. The Property Owner is not responsible for any conclusions drawn by the Interested Party based on these Materials. It is the sole duty of the Interested Party to conduct independent due diligence before finalizing any transaction. All documents are provided without warranty, and the Interested Party waives any claims against the Listing Agent and Property Owner regarding the accuracy or reliability of the information furnished.