



**FOR SALE: OFFICE**

**4,267 SF**  
SQUARE FEET

**12,632/0.29**  
SF/ACRE LOT

**1979**  
YEAR BUILT

**\$1,235,000**  
PRICE



**OWNER-USER OR INVESTMENT BUILDING NEAR SWEDISH/CRAIG HOSPITALS**

**OFFERED BY:**

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**3470 S Sherman Street**  
**Englewood, CO 80113**



## EXECUTIVE SUMMARY



### OFFERING SUMMARY

Sale Price:	\$1,235,000
Building Size:	4,267 SF
Lot Size:	12,632 SF
Year Built:	1979
Zoning:	M-U-B1 (Englewood)
Market:	Hampden Office
Submarket:	Englewood
County:	Arapahoe
Taxes:	\$21,164

### PROPERTY OVERVIEW

3470 S Sherman Street is a 4,267 SF Office building located near Broadway & Hampden Avenue in Englewood, Colorado. The property was built in 1979 and features: 3 suites, an off street parking lot, monument signage and updated exterior & interior upgrades. This well located property is within walking distance to Swedish & Craig Hospitals and is a great opportunity for either an Owner-User or Investment Buyer to acquire a well maintained property with existing income from tenants. Currently 2 of the 3 suites are occupied by tenants, leaving a 1,905 SF suite available for occupancy by and owner-user buyer. With a prime location and a strong occupancy rate, this property represents a compelling opportunity for Buyers seeking to acquire an office building in the vibrant Englewood market.

### PROPERTY HIGHLIGHTS

- Owner-User or Investment Purchase Opportunity (Tenant Income In Place)
- Well Maintained and Updated Office Property
- Great Location Just Blocks from Swedish & Craig Hospitals (Near Broadway & Hampden)
- Quiet Neighborhood, Off Street Parking Lot and Tenant Signage Available

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## ADDITIONAL PHOTOS





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## LOCATION DESCRIPTION

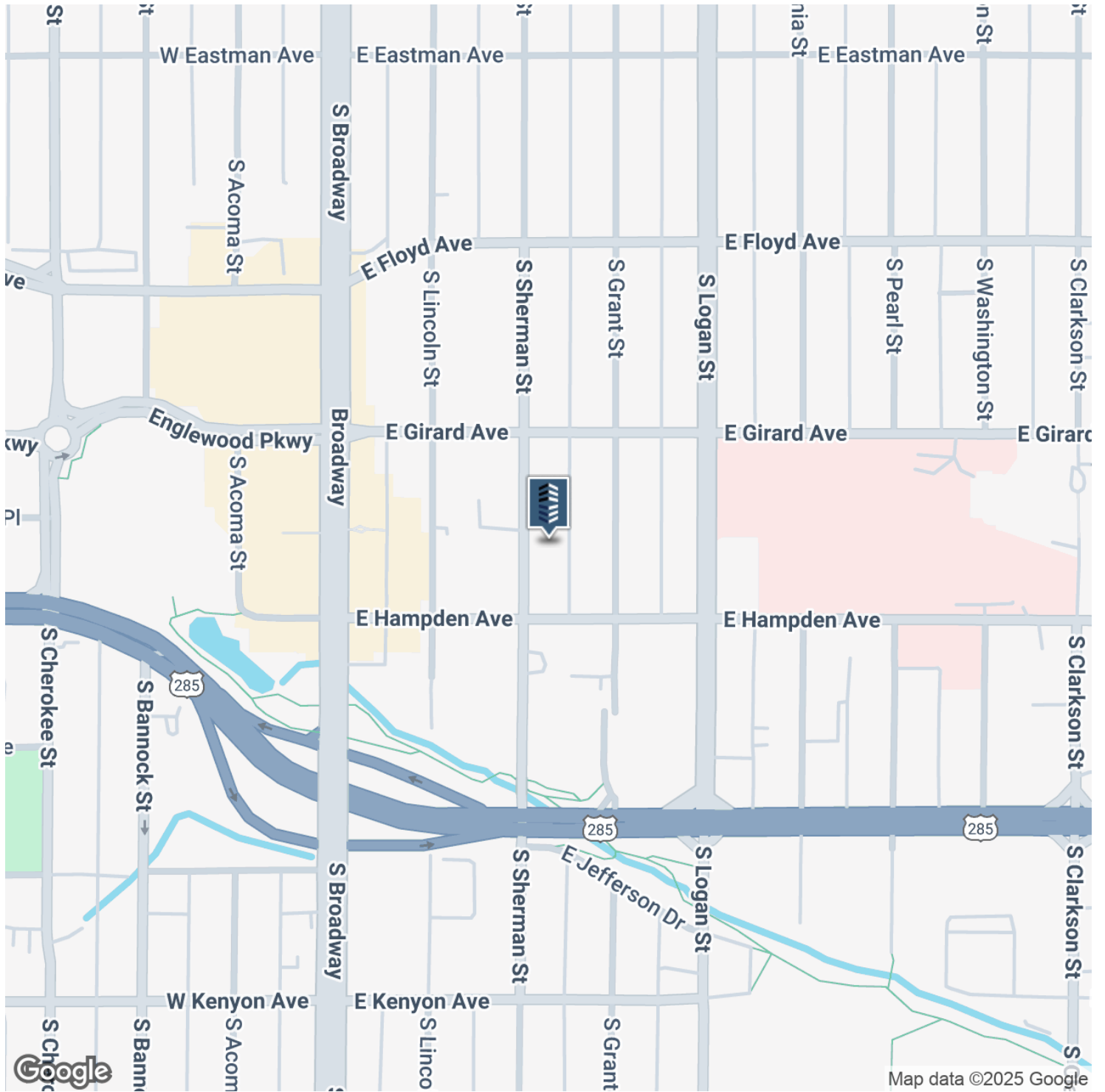


### LOCATION DESCRIPTION

Discover the ideal location for your office at 3470 S Sherman St, Englewood, CO, 80113. Located in the vibrant Hampden Office market, this area offers a dynamic mix of businesses and amenities. Situated near Swedish and Craig Hospitals, the property provides convenient access to top-tier medical and healthcare facilities. Enjoy a variety of dining options, shopping destinations, and recreational activities just moments away. With its central location and diverse offerings, the area presents an exceptional opportunity for office tenants seeking a prime and bustling business environment.

DEMOGRAPHICS	1 MILE	2 MILES	3 MILES
Total Households	9,591	23,480	52,012
Total Population	18,982	51,424	120,898
Average HH Income	\$110,299	\$133,567	\$131,273

## LOCATION MAP



## RENT ROLL

SUITE	TENANT NAME	SIZE SF	% OF BUILDING	PRICE / SF / YEAR	ANNUAL RENT	LEASE START	LEASE END
1	Colorado Reading Center	1,322 SF	30.98%	\$21.00	\$27,762	2/1/2025	1/31/2030
2	Healthcare Individual Offices	1,040 SF	24.37%	\$53.65	\$55,800	-	-
3	Vacant	1,905 SF	44.64%	-	-	-	-
<b>TOTALS</b>		<b>4,267 SF</b>	<b>99.99%</b>		<b>\$83,562</b>		

## INCOME & EXPENSES

INCOME SUMMARY	CURRENT	PRO-FORMA
Ste 1: Colorado Reading Center	\$27,741	\$27,741
Ste 1: Utility Reimbursement	\$3,690	\$3,690
Ste 2: Healthcare Individual Offices	\$55,800	\$55,800
Ste 3: Vacant	\$0	\$40,005
Ste 3: Utility Reimbursement	\$0	\$5,310
Vacancy Cost	\$0	(\$6,627)
<b>GROSS INCOME</b>	<b>\$87,231</b>	<b>\$125,919</b>
EXPENSES SUMMARY	CURRENT	PRO-FORMA
Tax	\$21,164	\$21,164
Insurance	\$6,000	\$6,000
CAM	\$9,000	\$9,000
Utilities	\$9,000	\$9,000
<b>OPERATING EXPENSES</b>	<b>\$45,164</b>	<b>\$45,164</b>
<b>NET OPERATING INCOME</b>	<b>\$42,067</b>	<b>\$80,755</b>