



FOR SALE-
\$160,000
PRICE IMPROVEMENT
\$155,000

OFFICE CONDO
7373 W. JEFFERSON AVE. SUITE 301
Denver, CO 80235

PROPERTY HIGHLIGHTS

- 900 SF office condominium
- Four private offices
- Three offices with sinks (ideal for medical or wellness use)
- Additional communal sink in hallway
- Break room with sink
- In-suite private restroom
- Large reception and waiting area



AVAILABLE SF
900 SF



BUILDING SF
32,299 SF



STORIES
FOUR



PARKING
AMPLE ON SITE



TAXES
\$5,497/YEARLY



MONTHLY HOA
\$640 +/- INCLUDES UTILITIES

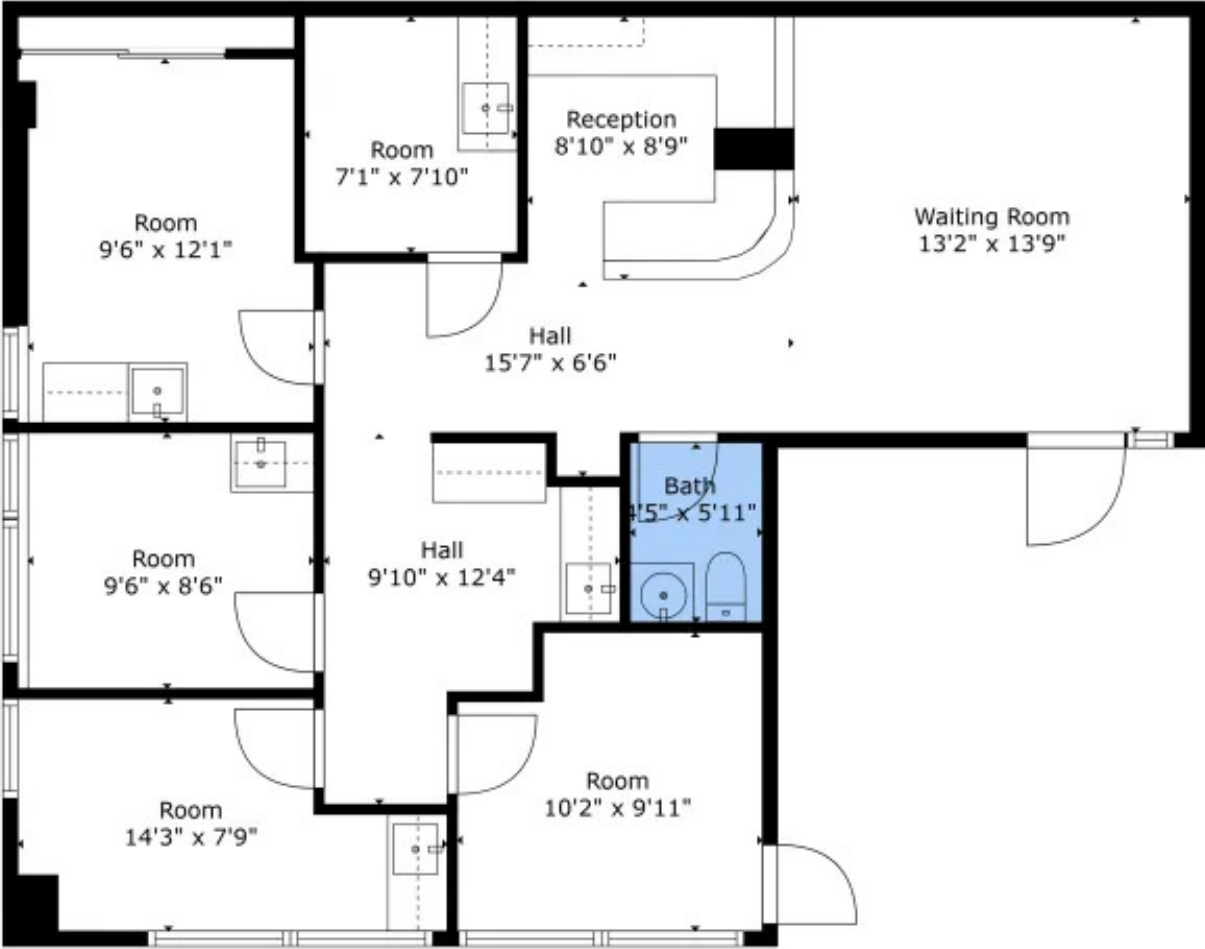
PROPERTY DESCRIPTION

This 900 SF office condominium offers a highly functional layout ideal for medical, wellness, or traditional office users. The space features four private offices, three of which are equipped with sinks, well-suited for treatment or clinical use, along with an additional communal sink in the hallway and a break room with a sink. A spacious reception and waiting area creates a welcoming first impression, while the in-suite private restroom adds convenience for both staff and clients. The thoughtful design allows for efficient workflow and flexibility to accommodate a variety of business types.

All information contained herein has been obtained from sources we believe to be reliable and is subject to errors, omissions, change of price, rental, prior sale, and withdrawal without notice. Any projections, opinions or estimates are subject to uncertainty and do not signify current or future property performance. No warranty or representation, express or implied, is made as to the accuracy of the information contained herein. We encourage verification of all information prior to making financial decisions.



FLOOR PLANS



SHAWNA SOFFA

720.739.5235
ssoffa@madisoncommercial.com

ADDITIONAL PHOTOS



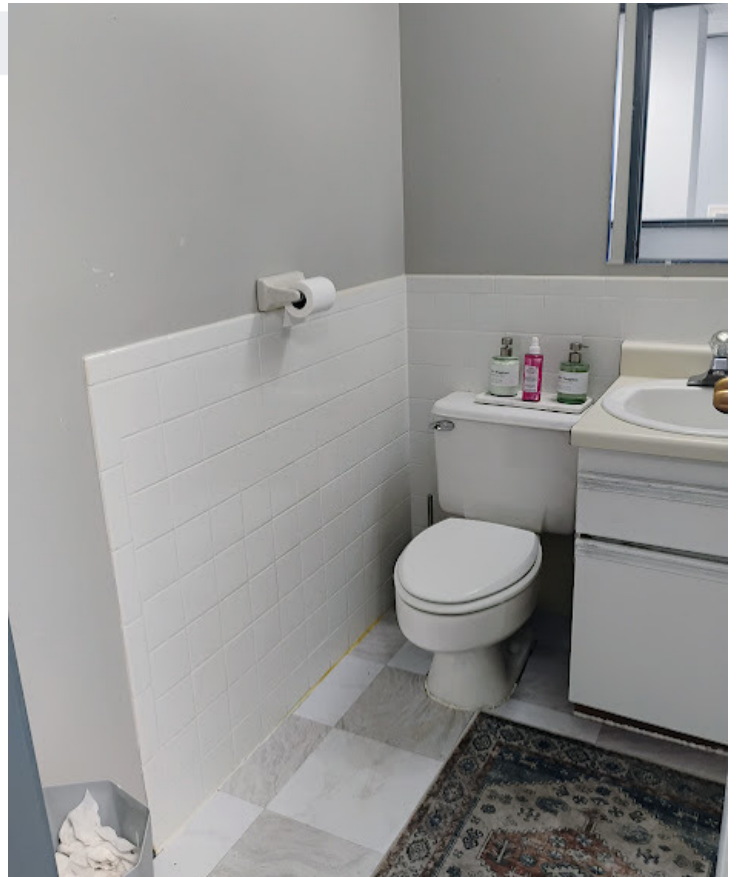
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 **MADISON
COMMERCIAL
PROPERTIES**

ADDITIONAL PHOTOS



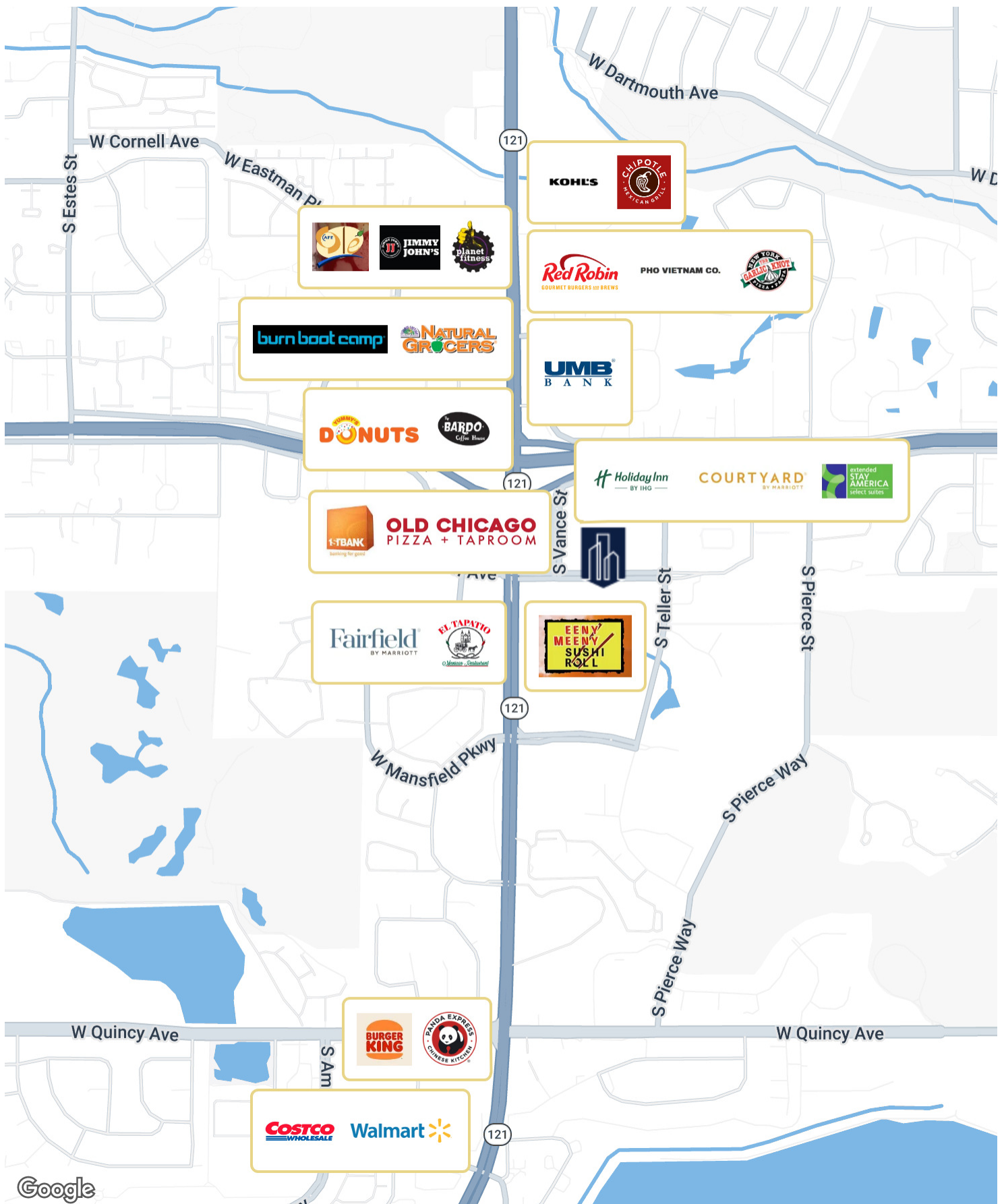
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RETAILER MAP



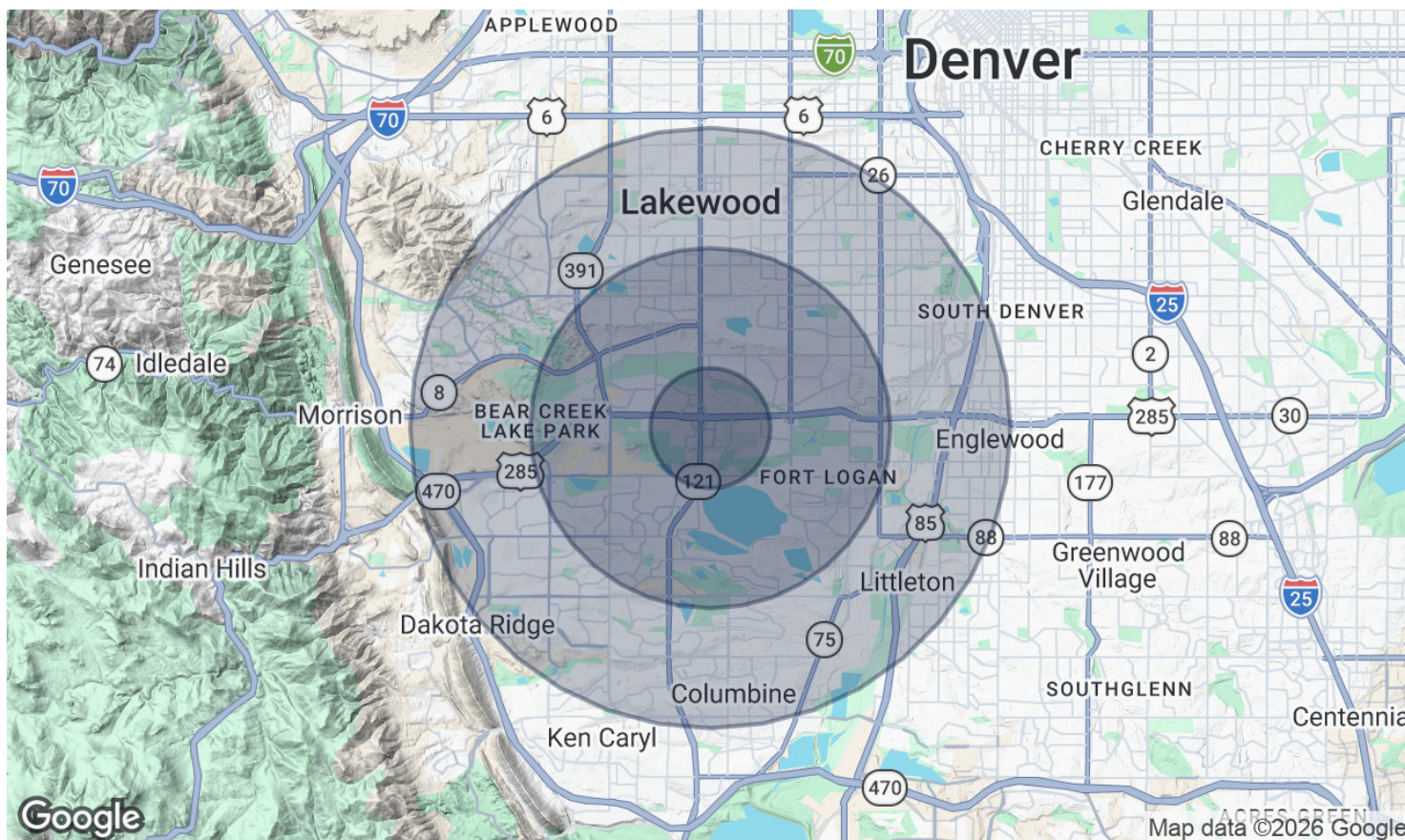
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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	11,281	111,715	319,281
Average Age	38.0	40.2	39.5
Average Age (Male)	34.2	39.2	38.8
Average Age (Female)	41.0	40.6	40.3

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	5,734	46,670	130,275
# of Persons per HH	2.0	2.4	2.5
Average HH Income	\$92,957	\$113,372	\$116,764
Average House Value	\$468,681	\$555,121	\$562,611

2023 American Community Survey (ACS)

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