

Englewood Retail / Flex Space For Lease

2061 - 2095 W. Hampden Ave., Englewood, CO.



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BUILDING OVERVIEW

PROPERTY NARRATIVE

2061 W. Hampden Ave:	9,957± SF
Lease Rate:	\$ 7.50/SF NNN
Est. NNN's:	\$3,800/month
Loading:	Two Drive-In Doors
Layout:	Warehouse, Office/Retail, Fenced Yard
2095 W. Hampden Ave:	6,284± SF
Lease Rate:	\$13.50/SF NNN
Est. NNN's:	\$3,800/month
Loading:	One Drive-In Door
Layout:	Retail Showroom/Warehouse
Zoning:	Bus-LI (City of Sheridan)

2061 & 2095 W. Hampden Ave offers two sperate commercial spaces for lease, or the whole building can be leased by one tenant. 2061 W. Hampden Ave offers an industrial flex layout with warehouse, office/retail and fenced yard in the back. 2095 W. Hampden Ave offers a retail showroom with warehouse space in the back. The units are also located directly across the street to the north of the River Point at Sheridan development. The units offer exceptional visibility with traffic counts exceeding 75,000 vehicles per day. There are numerous nearby retail & reataurant amenities that include: COSTCO, Steak & Shake, Starbucks, Subway, Target, Panera, Chili's, Buffalo Wild Wings, Sportsman's Warehouse, Parry's Pizza, Qdoba, McDonalds, and numerous others.

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**Brokerage Disclosure
to Buyer**

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LAND OFFICE INDUSTRIAL RETAIL INVESTMENTS

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DEMOGRAPHICS		1 Mile	3 Miles	5 Miles
	Population	9,545	133,358	348,125
	Households	4,021	55,041	145,779
	Median HH Income	\$64,276	\$73,061	\$80,221
	Median Age	36.00	37.90	38.10
	Traffic	77,545 vpd - W. Hampden Ave. & River Point (2025)		

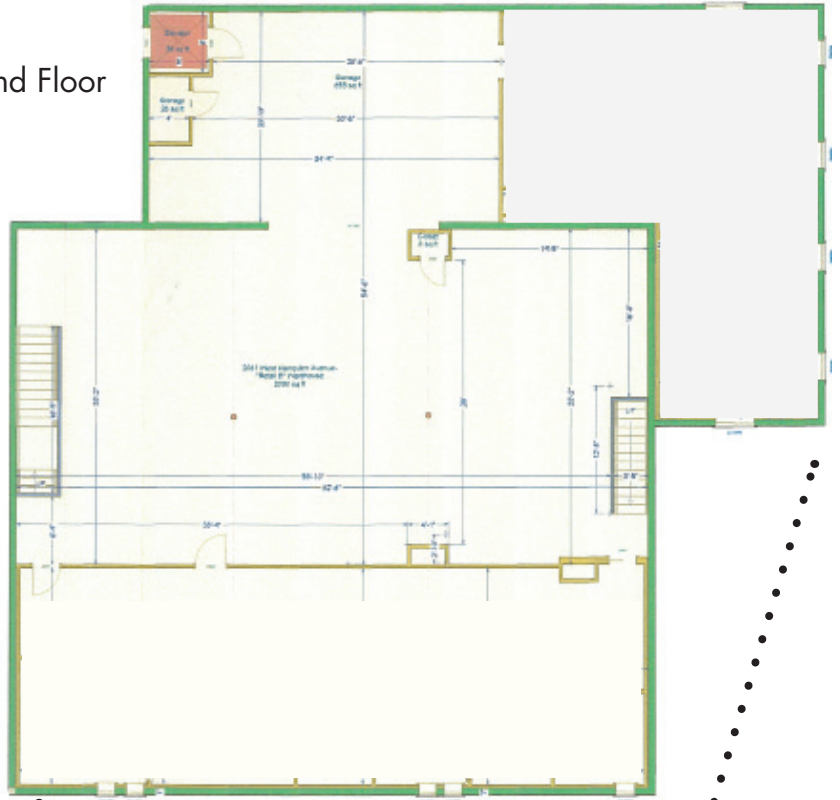
Source: CoStar 2025

The information in this brochure was provided to Fuller Real Estate (FRE) by the owner of the property. FRE has not independently verified this information. Buyers have been advised by FRE to investigate the property including, without limitation, the physical condition of the property, access, availability of utility services, zoning, environmental risks, and soil conditions.

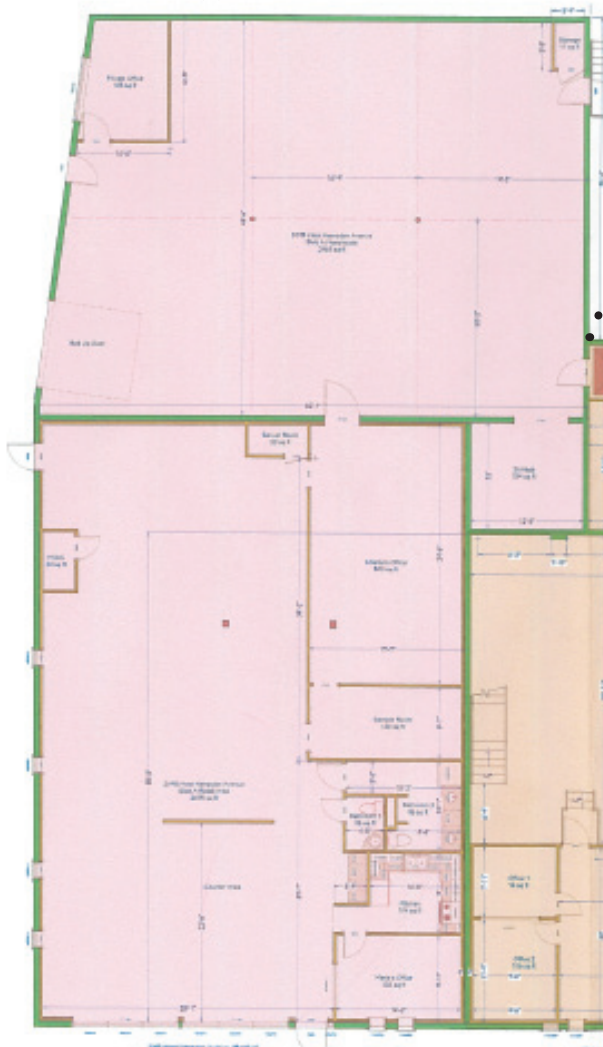
2095 W. Hampden Ave. - 6,284 SF
 400 amp, 3 phase, 120v/240v
 150 amp, single phase, 120v/240v
 100 amp, single phase, 120v/240v
 One Drive-In Door

2061 W. Hampden Ave. - 9,957 SF
 200 amp, single phase, 120v/240v
 Two Drive-In Doors

2nd Floor



2095 W. Hampden Ave.
 West Side - 1st Floor



2061 W. Hampden Ave.
 East Side - 1st Floor

