

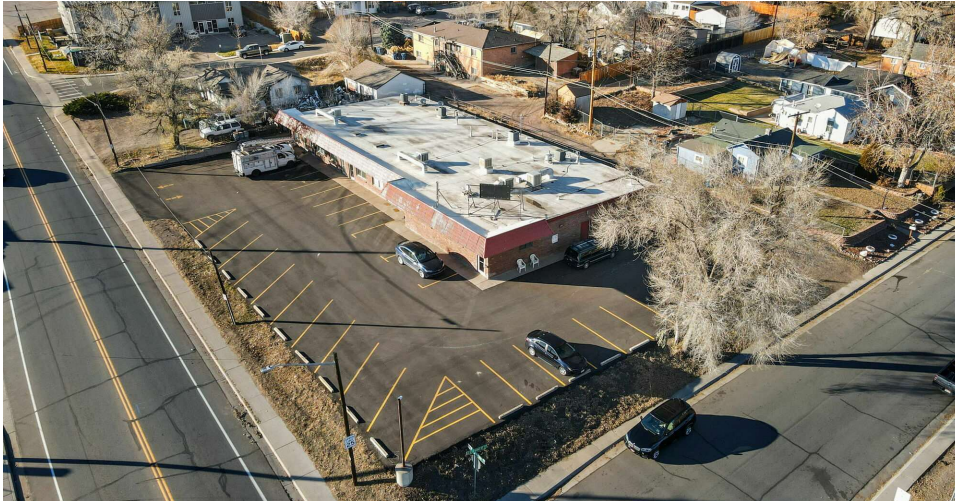
FOR LEASE

RETAIL PROPERTY

PROPERTY SUMMARY

2601 W HAMPDEN AVE UNIT A

ENGLEWOOD, CO 80110



OFFERING SUMMARY

Lease Rate:	\$22.81 SF/yr (MG)
Parking Spaces:	29
Available SF:	1,684 SF
Year Built:	1964
Zoning:	BUS-1

PROPERTY DESCRIPTION

Prime mixed-use space available near US Hwy 285 and Federal Blvd (68,000 vehicles/day intersection), ideal for a variety of businesses. Accessible from the US Hwy 285 and Riverpoint Parkway intersection which sees over 45,000 vehicles/day. Previously used as a fitness gym, this location features a parking lot with 29 spaces, ensuring convenience for customers and staff. Located in a vibrant area with strong demographics, the site benefits from high visibility, easy access, and proximity to a dynamic mix of residential and commercial activity. Don't miss this opportunity to establish your business in a thriving community.



CARTER HOLT - RE/MAX COMMERCIAL
Each office independently owned and operated

CARTER HOLT
Broker
303.710.7487
carter.holt@remax.net
CO #107276

143 Union Boulevard
Lakewood, CO 80228

All information contained herein is deemed reliable but not guaranteed. Each office independently owned and operated

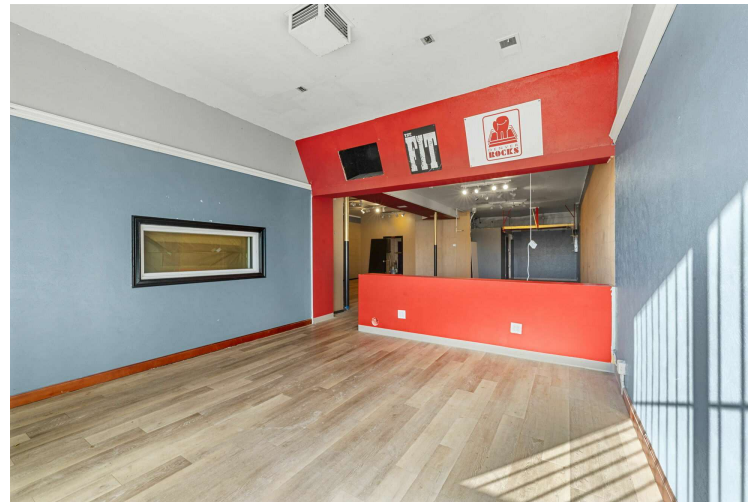
FOR LEASE

RETAIL PROPERTY

ADDITIONAL PHOTOS

// 2601 W HAMPDEN AVE UNIT A

ENGLEWOOD, CO 80110



CARTER HOLT - RE/MAX COMMERCIAL
Each office independently owned and operated

CARTER HOLT

Broker

303.710.7487

carter.holt@remax.net

CO #107276

143 Union Boulevard
Lakewood, CO 80228

All information contained herein is deemed reliable but not guaranteed. Each office independently owned and operated

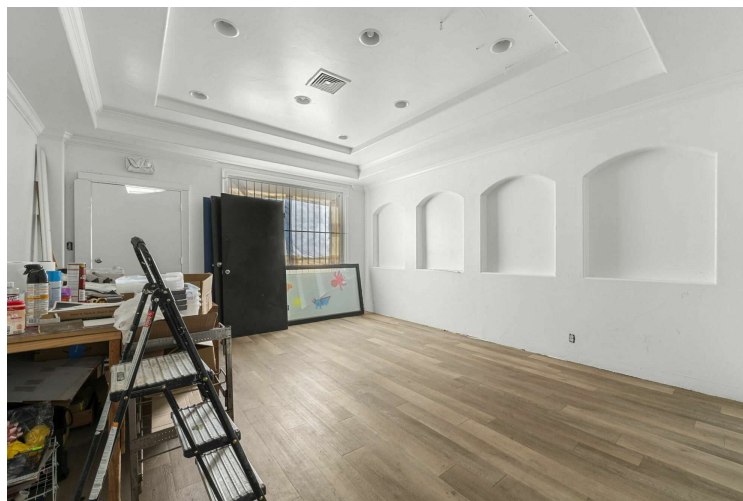
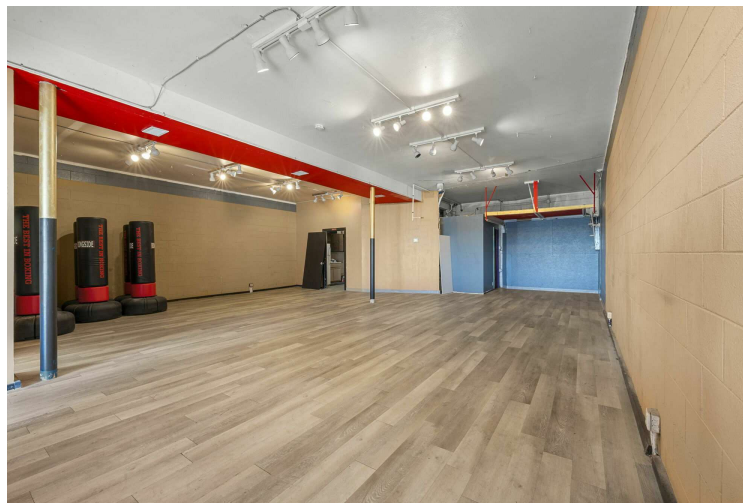
FOR LEASE

RETAIL PROPERTY

ADDITIONAL PHOTOS

// 2601 W HAMPDEN AVE UNIT A

ENGLEWOOD, CO 80110



CARTER HOLT - RE/MAX COMMERCIAL
Each office independently owned and operated

CARTER HOLT
Broker
303.710.7487
carter.holt@remax.net
CO #107276

143 Union Boulevard
Lakewood, CO 80228

All information contained herein is deemed reliable but not guaranteed. Each office independently owned and operated

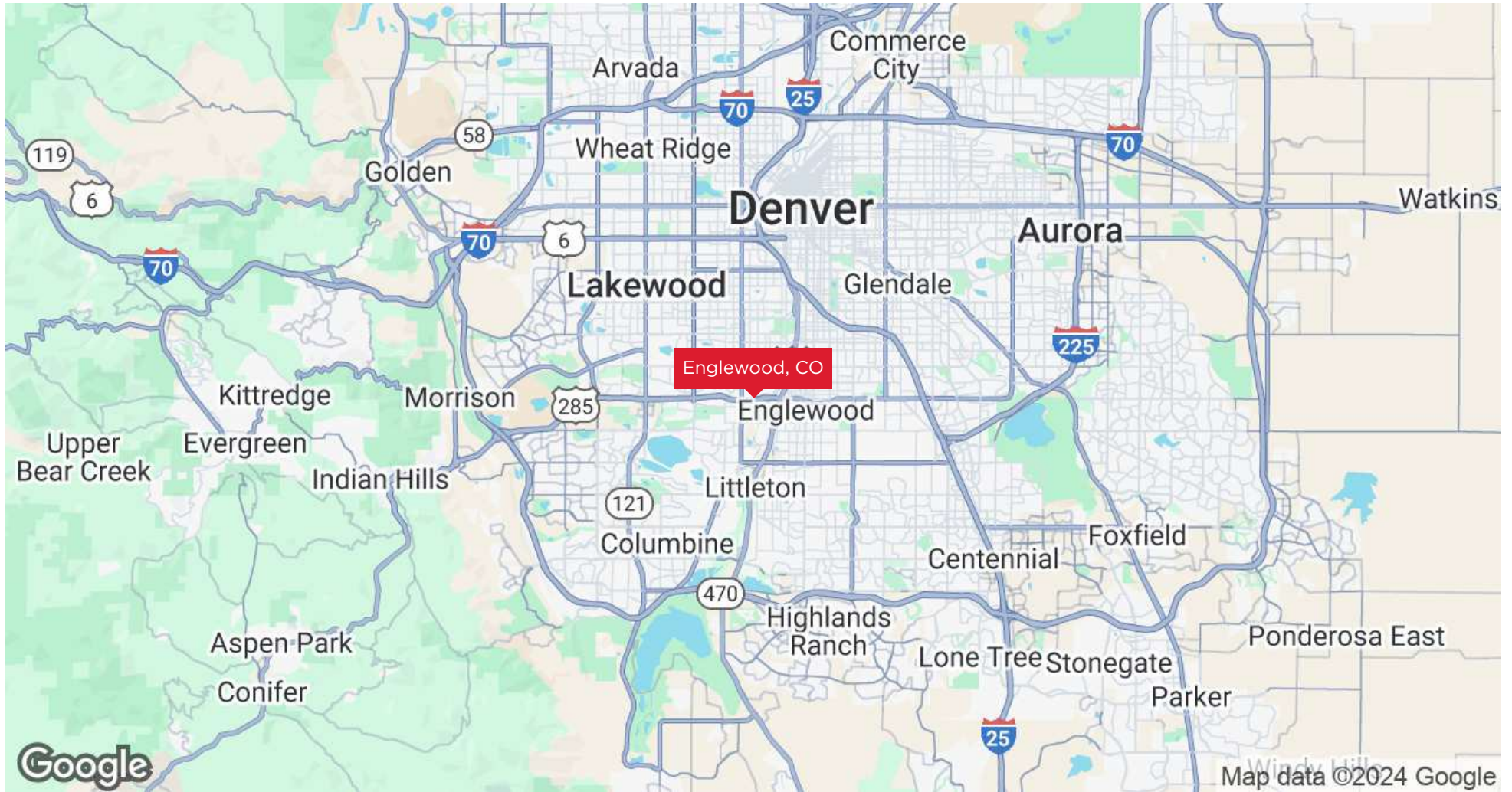
FOR LEASE

RETAIL PROPERTY

REGIONAL MAP

2601 W HAMPDEN AVE UNIT A

ENGLEWOOD, CO 80110



CARTER HOLT - RE/MAX COMMERCIAL
Each office independently owned and operated

CARTER HOLT
Broker
303.710.7487
carter.holt@remax.net
CO #107276

143 Union Boulevard
Lakewood, CO 80228

All information contained herein is deemed reliable but not guaranteed. Each office independently owned and operated

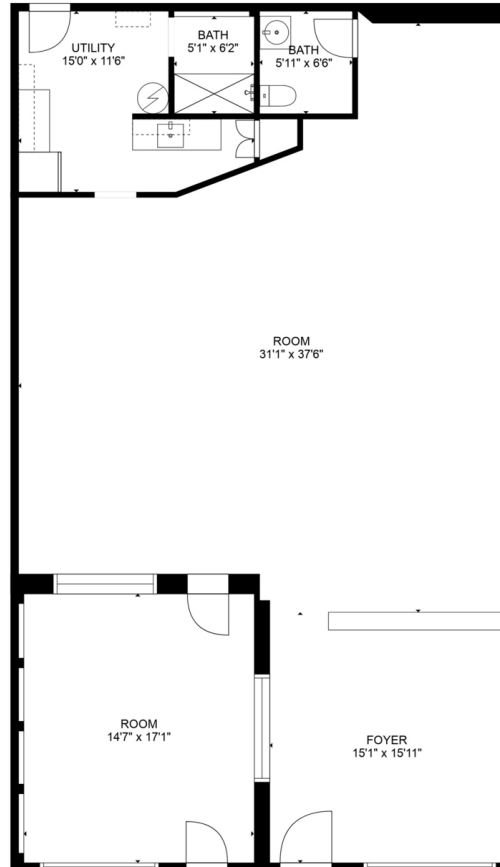
FOR LEASE

RETAIL PROPERTY

FLOOR PLANS

// 2601 W HAMPDEN AVE UNIT A

ENGLEWOOD, CO 80110



TOTAL: 1684 sq. ft
FLOOR 1: 1684 sq. ft



CARTER HOLT - RE/MAX COMMERCIAL
Each office independently owned and operated

CARTER HOLT

Broker

303.710.7487

carter.holt@remax.net

CO #107276

143 Union Boulevard
Lakewood, CO 80228

All information contained herein is deemed reliable but not guaranteed. Each office independently owned and operated

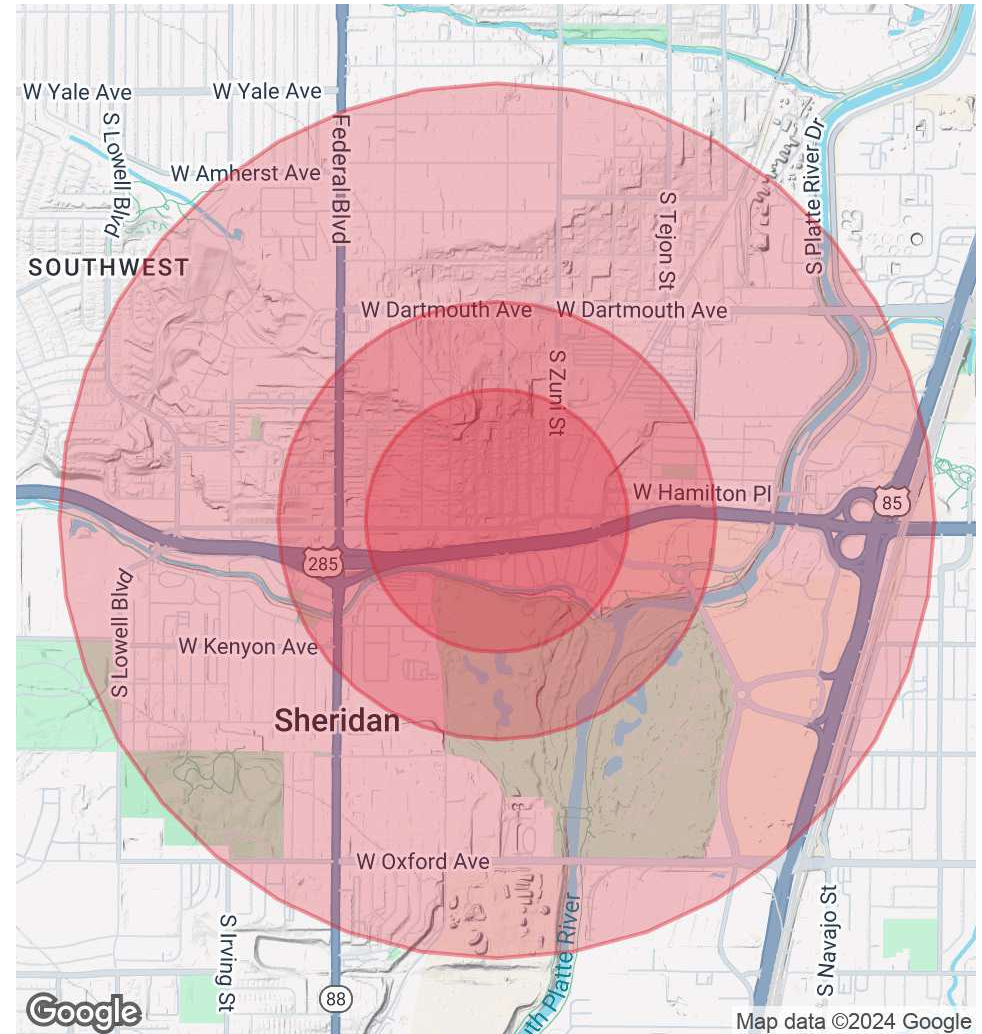
2601 W HAMPDEN AVE UNIT A

ENGLEWOOD, CO 80110

POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	676	1,954	11,489
Average Age	39	39	38
Average Age (Male)	39	39	37
Average Age (Female)	39	39	38

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	248	744	4,524
# of Persons per HH	2.7	2.6	2.5
Average HH Income	\$66,929	\$70,274	\$74,782
Average House Value	\$401,627	\$393,943	\$429,114

Demographics data derived from AlphaMap



CARTER HOLT - REAMAX COMMERCIAL
Each office independently owned and operated

CARTER HOLT
Broker
303.710.7487
carter.holt@remax.net
CO #107276

143 Union Boulevard
Lakewood, CO 80228

// 2601 W HAMPDEN AVE UNIT A

ENGLEWOOD, CO 80110



CARTER HOLT

Broker

carter.holt@remax.net

Direct: **303.710.7487**

CO #107276

PROFESSIONAL BACKGROUND

After working for a consulting company and brokering large facilities, Carter discovered his passion for real estate. Acquiring his license at American Real Estate College, he soon began his career in commercial real estate, successfully brokering properties from multi-family to light industrial. While still growing in real estate, he continues to expand his background in high end sales, while enjoying the competitive pace and challenges of the industry.

Committed to serving his clients, Carter is thorough in his data analysis and property valuation, proving successful when combined with his excellent communication and understanding of each client's unique needs. With aspirations to grow internationally, he is looking forward to bringing his talent, and demonstrated experience to The International Group.

Carter moved to Colorado in 2008 to study business and immediately fell in love with the Rocky Mountains. He enjoys hiking with his two malamutes, horticulture, traveling, food and snowboarding.

MEMBERSHIPS

Carter Holter - REAMAX Commercial

143 Union Boulevard
Lakewood, CO 80228



CARTER HOLTER - REAMAX COMMERCIAL
Each office independently owned and operated

CARTER HOLT

Broker

303.710.7487

carter.holt@remax.net

CO #107276

143 Union Boulevard
Lakewood, CO 80228