



Offering Memorandum

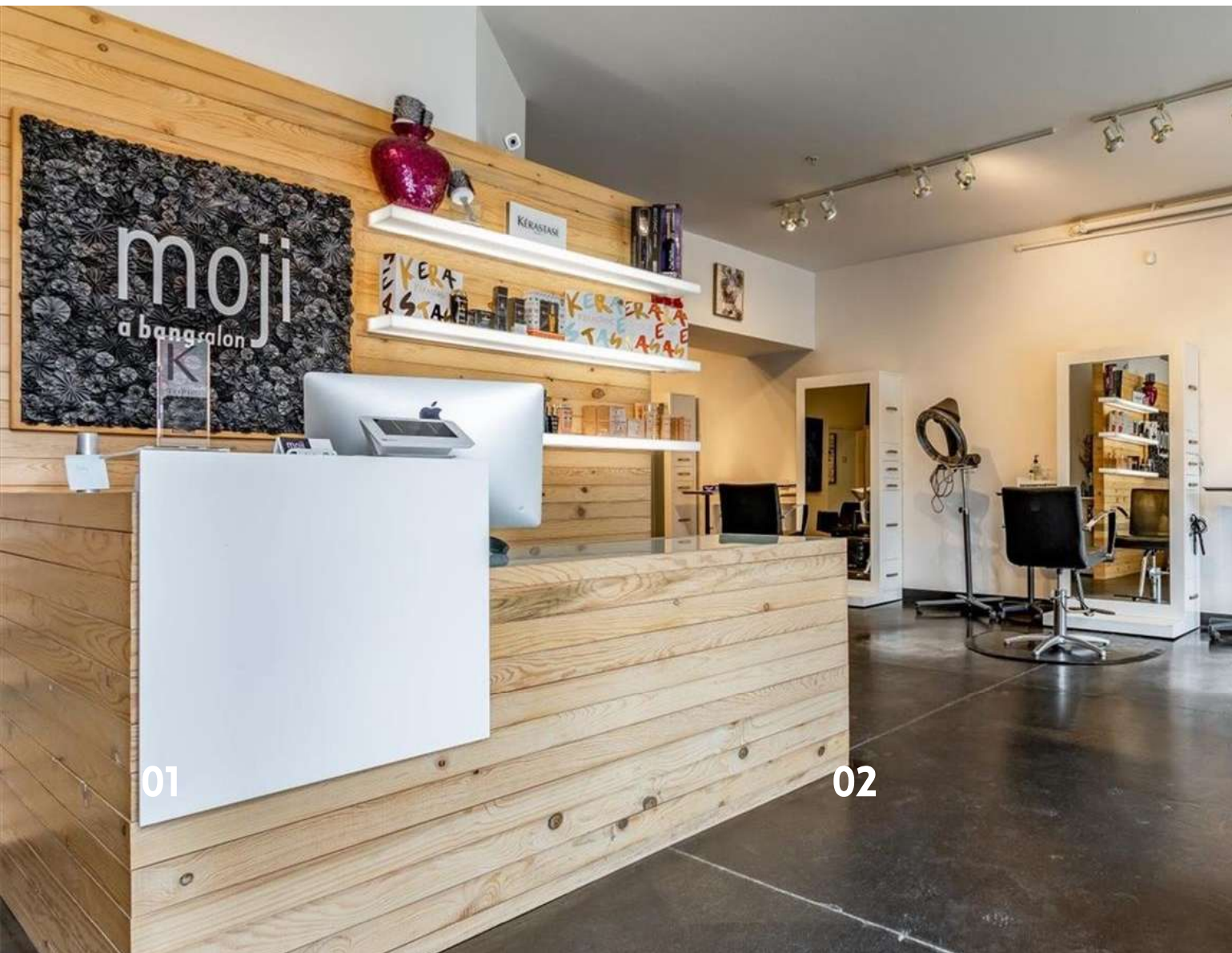
Mixed Use Building | 3 Units



960 E Hampden Ave

Englewood, CO 80113

Price: \$1,950,000



Investment Contacts



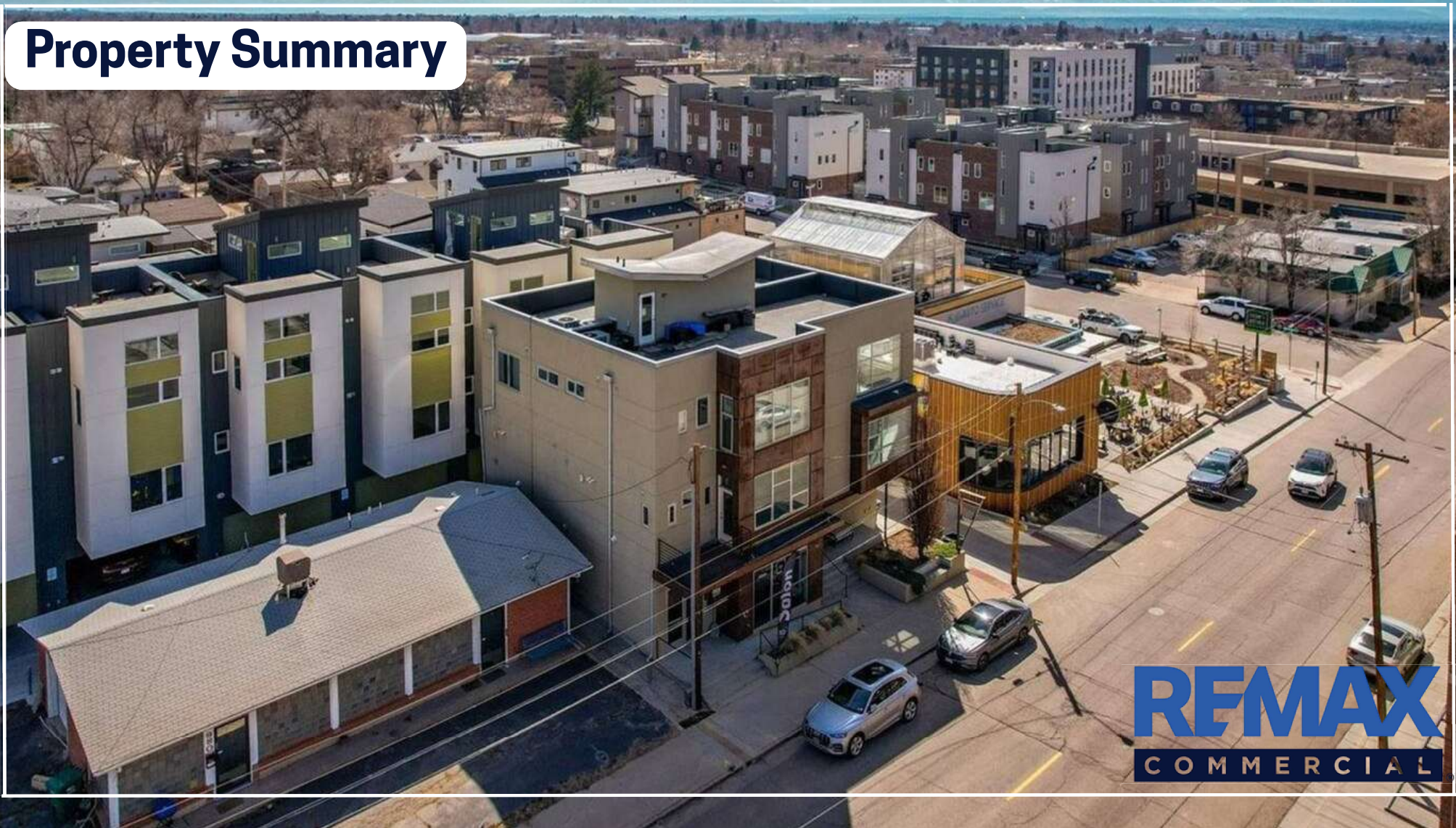
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REMAX
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Property Summary



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Executive Summary

Address	960 E Hampden Ave Units A, B, C Englewood, CO 80113
Price	\$1,950,000
Building Type	Mixed Use
Building Size	4,167 SQFt
Year Built	2007
Stories	3
Zoning	Retail/Condo

Property Highlights

- Heart of Englewood redevelopment at Swedish Medical Center and Craig Hospital
- Retail space - Unit A (1010 sq. ft.)
- Condo - Unit B (1,580 sq. ft.)
- Condo - Unit C (1,577 sq. ft.)
- Upscale beautifully decorated condos each have two bedrooms, 2 1/2 bathrooms, kitchen, dining room, living room and private rooftop entertaining area.

960 E Hampden Ave is a rare opportunity to own a beautifully finished asset in the heart of Englewood's highly coveted Medical District, just steps from Swedish Medical Center and Craig Hospital, two of the Denver metro area's most prominent healthcare campuses.

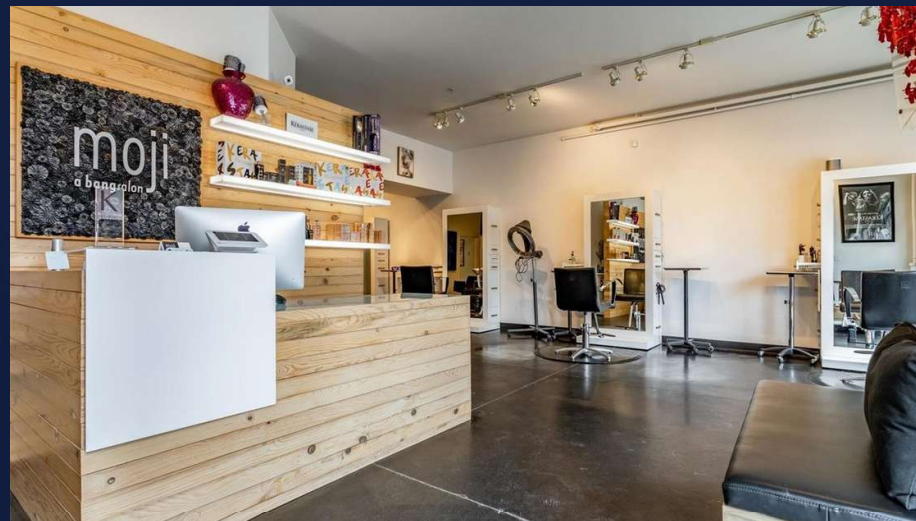
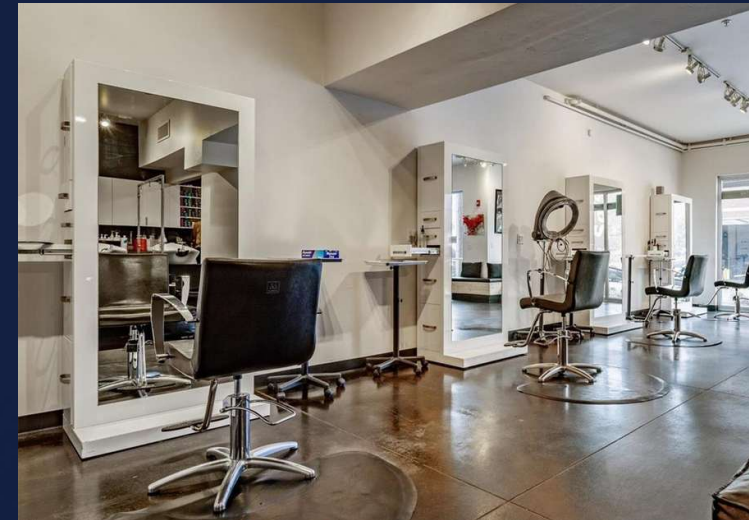
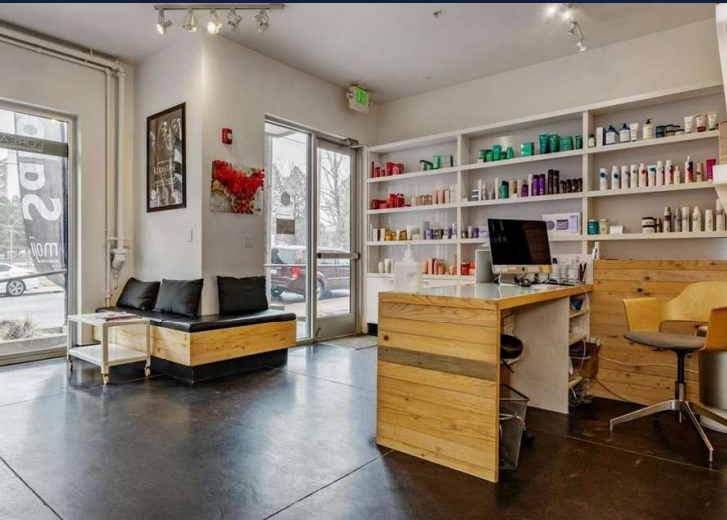
Surrounded by a vibrant mix of neighborhood favorites—including coffee shops, upscale casual dining, and locally owned retailers—the property benefits from steady foot traffic and a built-in demand driver from medical professionals, patients, and visitors seeking nearby housing, services, and amenities.

Investors gain exposure to a dense, year-round daytime population with strong household incomes, limited competing supply in this walkable pocket, and durable demand tied to the long-term presence and continued growth of both nearby hospitals, positioning the asset for stable occupancy and attractive long-term cash flow.

Each unit is separately parceled, allowing them to be sold individually, creating flexibility for both owner-occupants and investors. This structure offers an attractive opportunity for a buyer to live in one unit while benefiting from the cash flow generated by the other two units.

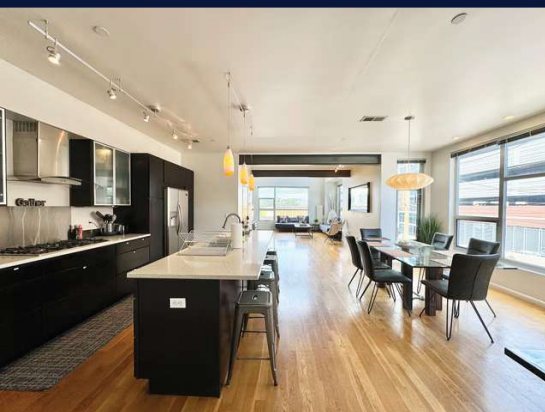
Retail Unit A

MOJI
A BANGSALON





CONDO UNIT B





CONDO UNIT C





An aerial photograph of a residential neighborhood. A single-story house with a yellow roof is highlighted with a yellow square. A blue callout bubble with white text points to this house. The surrounding area includes other houses, a large parking lot with many cars, and a grassy area with trees.

**960 E
HAMPDEN RD**

Investment Analysis



Investment Highlights

- Current owner operated Unit B as a full time licensed Air BnB.
- Unit B has demonstrated strong operating performance, with stable Air BnB income.
- Unit C was a short term rental for family and has now obtained an Air BnB license.
- Proforma reflects unit C having similar income to Unit B.
- Current expenses reflect high management/cleaning fees; proforma reflects a more reasonable expense especially for an owner operator.
- Unit A is a commercial NNN retail space currently operating as a salon.

Income	Actual 2025	Proforma 2025
Rent Income Unit A	37,438.29	37,438.29
Rent Income Unit B	74,162.07	74,162.07
Rent Income Unit C	37,304.15	74,000.00
Total for Rent Income	148,904.51	185,600.36
Expenses		
Business licenses	2,655.00	2,655.00
Total for Cleaning Services	11,245.00	10,000
Total for Insurance	7,715.90	7,715.90
Total for Airbnb Property Management	15,290.27	12,000
Total for Repairs & maintenance	4,058.16	4,058.16
Sprinkler-Fire Inspection	978	978
Total for Supplies & materials	3,500.23	3,500.23
Total for Taxes paid	13,173.39	13,173.39
Total for Disposal & waste fees	1,050.98	1,050.98
Total for Utilities	10,280.31	10,280.31
Total for Expenses	71,162.86	64,360.99
Net Operating Income	77,741.65	121,239.37
Net Income	77,721.65	121,219.37

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