



3679 SOUTH HURON STREET

ENGLEWOOD, CO 80110

\$899,000



SIMON FOX
Agent
(720) 765-7962
simonfox@kwcommercial.com

PROPERTY SUMMARY

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Property Summary

Price:	\$899,000
Building SF:	3,978
Price / SF:	\$232
Rentable SF:	3,978
Occupancy:	100%
Floors:	1
Lot Size:	3,978 SF
Year Built:	1982
Renovated:	Y
Building Class:	B
Parking:	16
Parking Ratio:	4.02
Zoning:	I-1

Property Overview

Rare opportunity to acquire three contiguous commercial condo units totaling 3,978 square feet in the established Huron Business Center in Englewood, Colorado. Located in Building 400, units 402, 403, and 404 offer a flexible mix of office and light industrial space with I-1 zoning. Situated on a concrete perimeter foundation, this property offers excellent functionality for dental, medical, or professional service users. Its strategic location just minutes from Santa Fe Drive, W Hampden Ave, I-25, and Englewood light rail station makes it ideal for businesses seeking visibility and accessibility in a high-demand commercial corridor.

Location Overview

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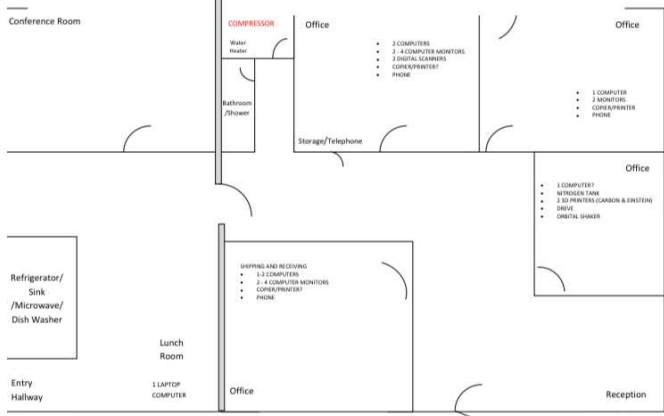
PROPERTY PHOTOS

3679 SOUTH HURON STREET | ENGLEWOOD, CO 80110



CURRENT FLOORPLAN OF 403

AND 404 - ADDITIONS/CHANGES IN RED, FUTURE PLANS IN GREEN



3679 S. Huron St. Suite 402 – 404 Englewood, CO 80110

CURRENT FLOORPLAN OF SUITE 402 - ADDITIONS /CHANGES IN RED, FUTURE PLANS IN GREEN



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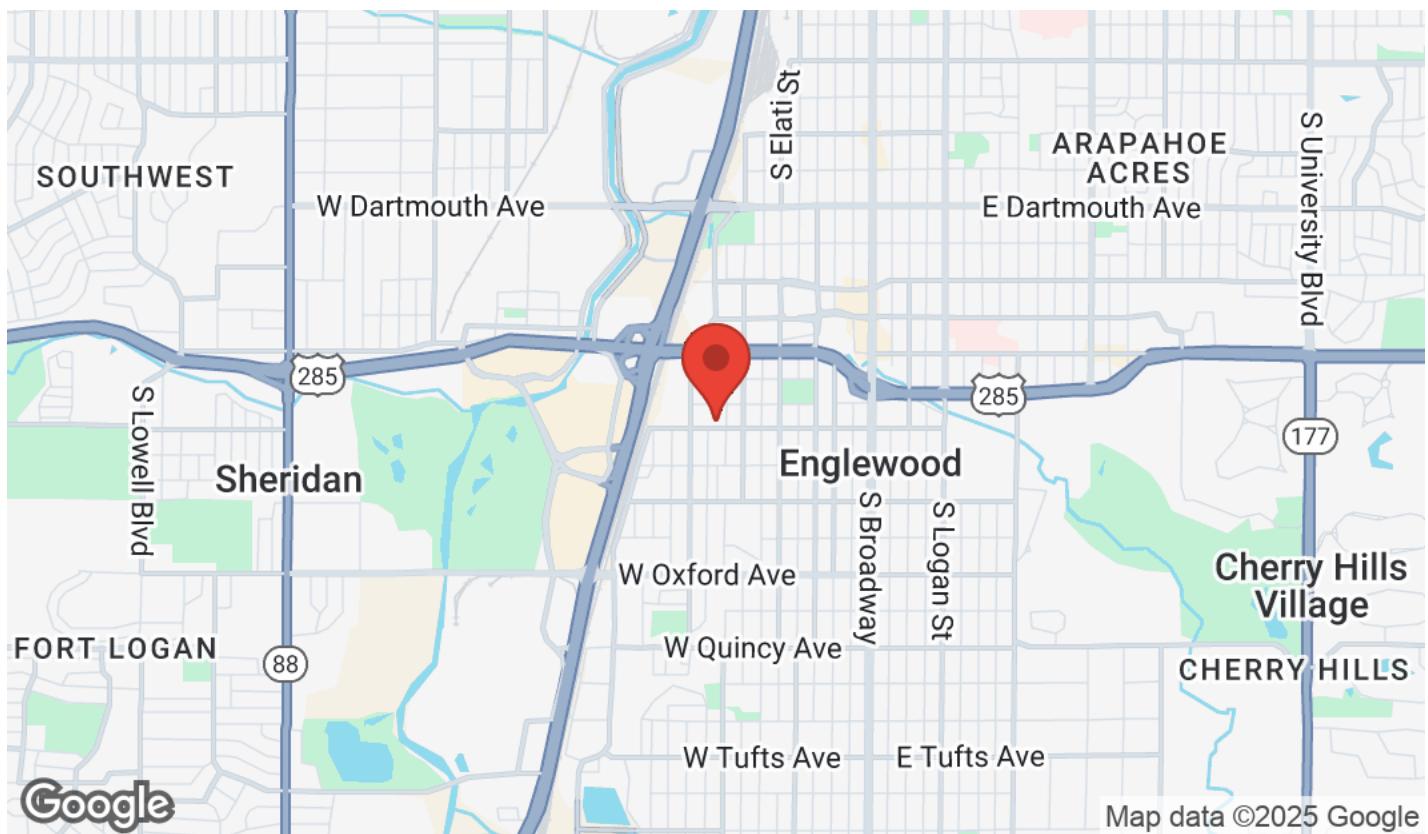
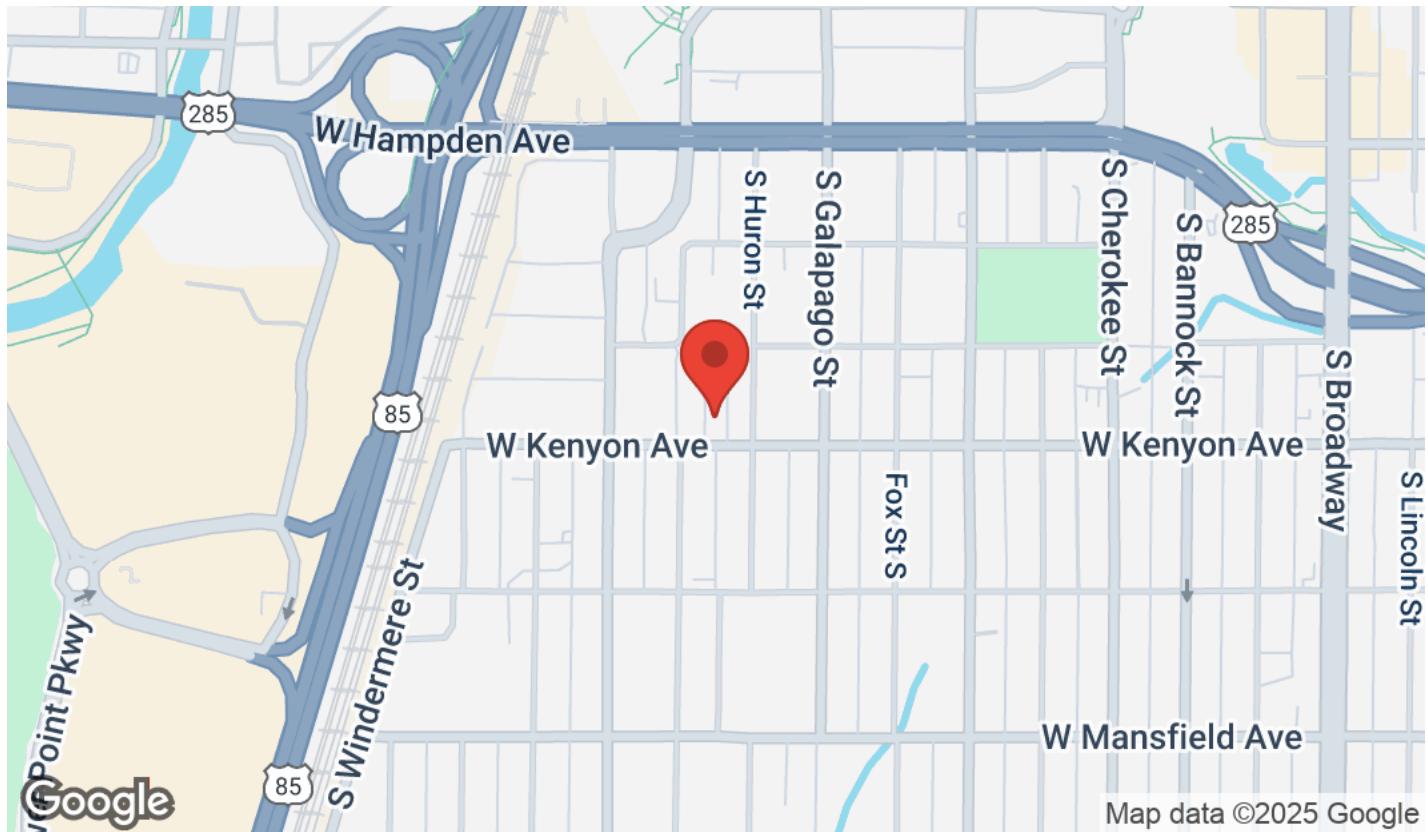
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LOCATION MAPS

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AERIAL MAP

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Google

Map data ©2025 Imagery ©2025 Airbus, Maxar Technologies

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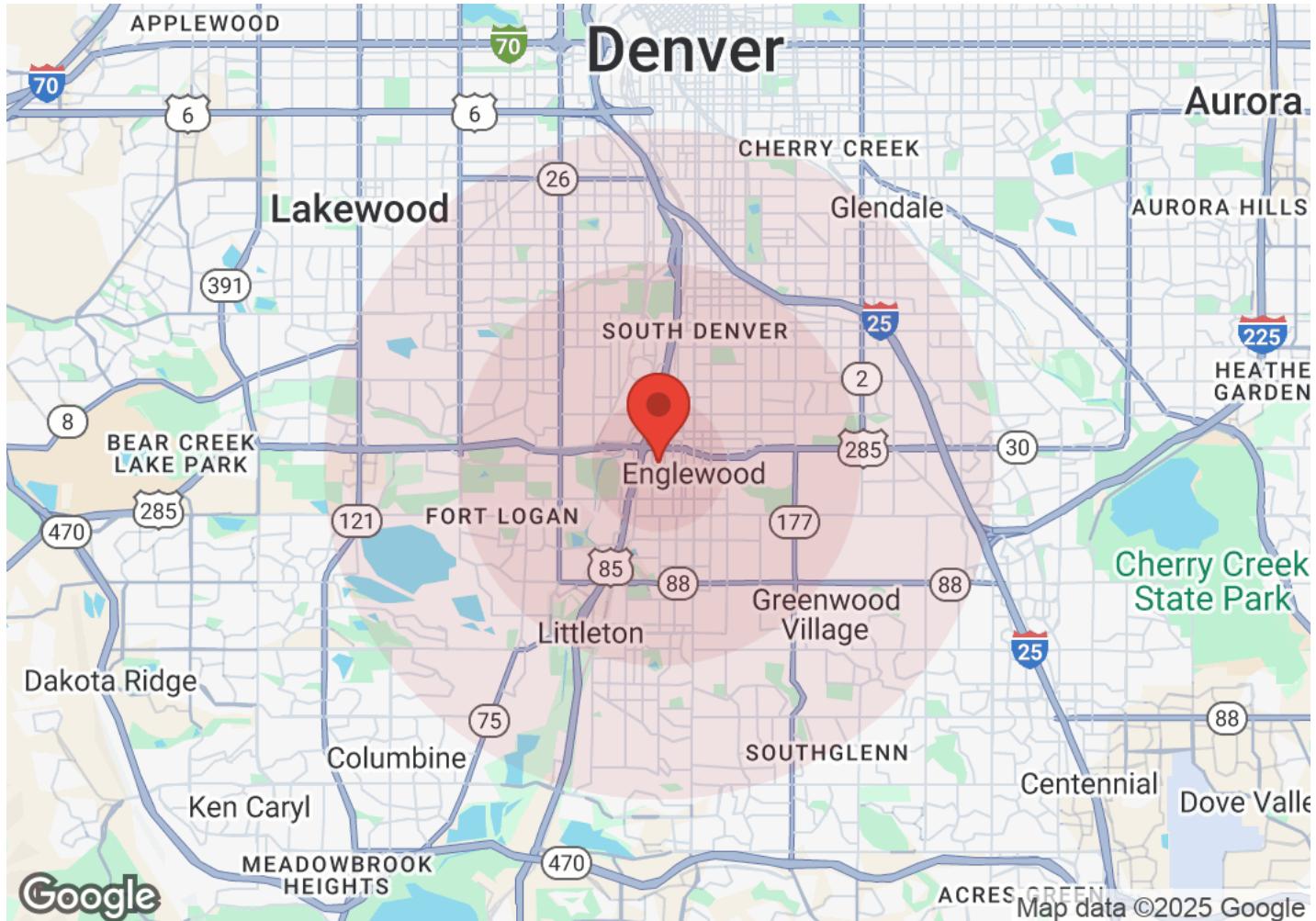
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DEMOCRAPHICS

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Population	1 Mile	3 Miles	5 Miles
Male	7,290	65,438	180,910
Female	6,531	60,181	174,592
Total Population	13,821	125,619	355,502

Age	1 Mile	3 Miles	5 Miles
Ages 0-14	1,638	18,472	53,422
Ages 15-24	1,415	15,755	40,424
Ages 25-54	7,077	58,709	164,450
Ages 55-64	1,640	13,767	38,583
Ages 65+	2,050	18,916	58,624

Race	1 Mile	3 Miles	5 Miles
White	9,520	78,713	227,450
Black	578	4,296	12,123
Am In/AK Nat	62	477	1,209
Hawaiian	10	75	213
Hispanic	2,782	32,799	89,373
Asian	317	5,100	14,291
Multi-Racial	489	3,844	10,061
Other	65	327	818

Income	1 Mile	3 Miles	5 Miles
Median	\$81,809	\$91,673	\$97,324
< \$15,000	543	4,013	10,601
\$15,000-\$24,999	513	3,168	6,908
\$25,000-\$34,999	514	3,026	7,856
\$35,000-\$49,999	442	4,798	13,122
\$50,000-\$74,999	1,335	7,722	22,728
\$75,000-\$99,999	901	6,797	19,031
\$100,000-\$149,999	1,376	9,579	27,853
\$150,000-\$199,999	678	5,643	17,019
> \$200,000	881	9,774	31,301

Housing	1 Mile	3 Miles	5 Miles
Total Units	7,589	59,303	171,156
Occupied	7,184	54,521	156,417
Owner Occupied	2,666	27,502	84,584
Renter Occupied	4,518	27,019	71,833
Vacant	405	4,782	14,739

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PROFESSIONAL BIO

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SIMON FOX

Agent



I'm a native to Colorado and a full service expert realtor providing residential, commercial, and business brokering services. My goal is to educate my clients so that they can make the best decisions when it comes to buying, selling, or investing in real estate.

Over the years, I've been involved in creating and growing multiple businesses. I grew a small construction company from a \$150,000 revenue to over \$1,000,000 over two years. My passion and understanding for business grew over this time. I analyze businesses and have performed intensive proprietary searches as a business buyer.

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RYAN DEVIN

Managing Director - KW Commercial

**PROFESSIONAL BACKGROUND**

Starting out in 2005 with Grubb and Ellis, Ryan began his real estate career focused on industrial, office, and retail uses. He worked with companies such as Jefferson County 911, Bank of America, Bluebird Botanicals, Comerica Bank, Coit Services and Magco Drilling, Transervice Transportation, and Cusa Tea. Representing owners, and landlords, Ryan built a business based around the core value of providing the client with a customer experience not to be surpassed. His team is dedicated to providing a smooth and enjoyable transaction for everyone involved while achieving the required outcome. Ryan lives in Littleton with his wife Julie, daughters Elizabeth and Everley, and son Ethan. His family loves the outdoors and tries to spend as much time as they can hiking, biking, fly fishing and just enjoying this beautiful state.

EDUCATION

Keller Williams Advantage Realty, LLC
& Lucchesi Property Group

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BS in Marketing and Real Estate from the University of Colorado at Boulder.

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PRESENTED BY:

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