



3679 SOUTH HURON STREET

ENGLEWOOD, CO 80110

\$899,000

SIMON FOX

Agent

(720) 765-7962

simonfox@kwcommercial.com

PROPERTY SUMMARY

3679 SOUTH HURON STREET | ENGLEWOOD, CO 80110



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

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.

SIMON FOX

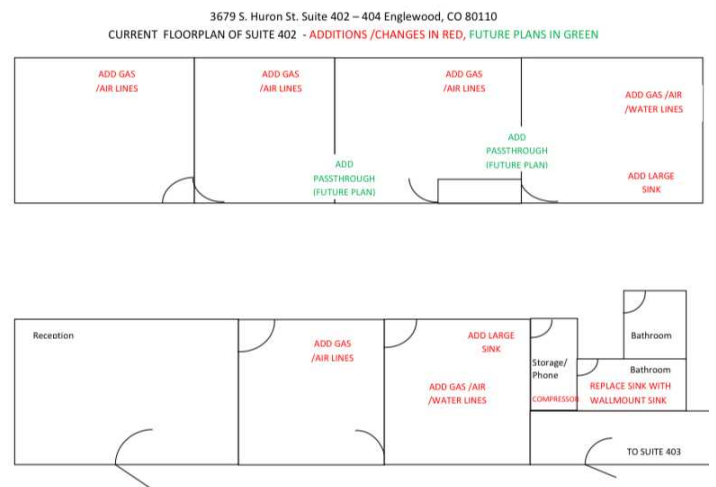
Agent

O: (720) 765-7962

C: (720) 765-7962

simonfox@kwcommercial.com

3679 SOUTH HURON STREET | ENGLEWOOD, CO 80110



Agent
O: (720) 765-7962
C: (720) 765-7962
simonfox@kwcommercial.com

LOCATION MAPS

3679 SOUTH HURON STREET | ENGLEWOOD, CO 80110



SIMON FOX

Agent

O: (720) 765-7962

C: (720) 765-7962

simonfox@kwcommercial.com

AERIAL MAP

3679 SOUTH HURON STREET | ENGLEWOOD, CO 80110



SIMON FOX

Agent

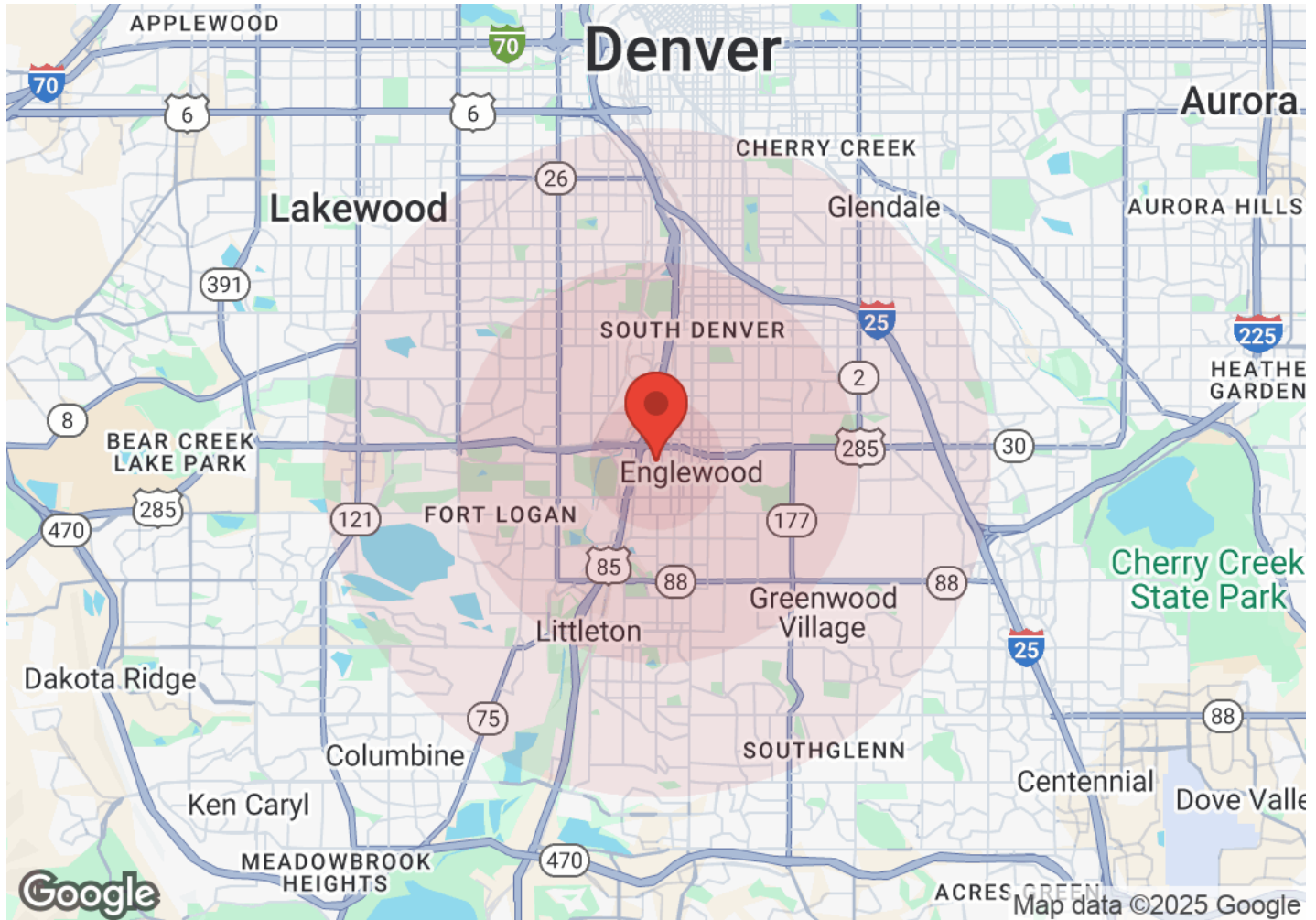
O: (720) 765-7962

C: (720) 765-7962

simonfox@kwcommercial.com

DEMOGRAPHICS

3679 SOUTH HURON STREET | ENGLEWOOD, CO 80110



Population	1 Mile	3 Miles	5 Miles	Income	1 Mile	3 Miles	5 Miles
Male	7,290	65,438	180,910	Median	\$81,809	\$91,673	\$97,324
Female	6,531	60,181	174,592	< \$15,000	543	4,013	10,601
Total Population	13,821	125,619	355,502	\$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
Age	1 Mile	3 Miles	5 Miles	Housing	1 Mile	3 Miles	5 Miles
Ages 0-14	1,638	18,472	53,422	Total Units	7,589	59,303	171,156
Ages 15-24	1,415	15,755	40,424	Occupied	7,184	54,521	156,417
Ages 25-54	7,077	58,709	164,450	Owner Occupied	2,666	27,502	84,584
Ages 55-64	1,640	13,767	38,583	Renter Occupied	4,518	27,019	71,833
Ages 65+	2,050	18,916	58,624	Vacant	405	4,782	14,739
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				

SIMON FOX

Agent

O: (720) 765-7962

C: (720) 765-7962

simonfox@kwcommercial.com

PROFESSIONAL BIO

3679 SOUTH HURON STREET | ENGLEWOOD, CO 80110

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.

O: (720) 765-7962
C: (720) 765-7962
simonfox@kwcommercial.com

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 tires 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
C: (303) 579-9428
ryandevin@kwcommercial.com
FA100048479, CO

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

SIMON FOX

Agent

O: (720) 765-7962

C: (720) 765-7962

simonfox@kwcommercial.com

DISCLAIMER

3679 SOUTH HURON STREET

All materials and information received or derived from its directors, officers, agents, advisors, affiliates and/or any third party sources are provided without representation or warranty as to completeness, veracity, or accuracy, condition of the property, compliance or lack of compliance with applicable governmental requirements, developability or suitability, financial performance of the property, projected financial performance of the property for any party's intended use or any and all other matters.

Neither its directors, officers, agents, advisors, or affiliates makes any representation or warranty, express or implied, as to accuracy or completeness of the materials or information provided, derived, or received. Materials and information from any source, whether written or verbal, that may be furnished for review are not a substitute for a party's active conduct of its own due diligence to determine these and other matters of significance to such party. will not investigate or verify any such matters or conduct due diligence for a party unless otherwise agreed in writing.

EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.

Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third-party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. does not serve as a financial advisor to any party regarding any proposed transaction.

All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property. Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants, and governmental agencies. All properties and services are marketed by in compliance with all applicable fair housing and equal opportunity laws.

PRESENTED BY:

SIMON FOX

Agent

O: (720) 765-7962

C: (720) 765-7962

simonfox@kwcommercial.com

The calculations and data presented are deemed to be accurate, but not guaranteed. They are intended for the purpose of illustrative projections and analysis. The information provided is not intended to replace or serve as substitute for any legal, accounting, investment, real estate, tax or other professional advice, consultation or service. The user of this software should consult with a professional in the respective legal, accounting, tax or other professional area before making any decisions.