

# 2800

W. HAMPDEN AVENUE  
SHERIDAN, CO 80110

FOR **SALE** **\$1,400,000**  
&  
FOR **LEASE** **\$8,000/MO**  
SALE PRICE  
LEASE RATE

4,010 SF  
MIXED-USE  
BUILDING

★ OWNER/USER MIXED-USE PROPERTY  
W/ 50 FT MONUMENT SIGN



PLETHORA OF OFF-STREET PARKING  
PERMISSIVE ZONING

**MARC S. LIPPITT**

Principal

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**JUSTIN N. HERMAN**

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2800 W. Hampden Avenue, Sheridan, CO 80110

## Exclusive Agents

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### Unique Properties, Inc

400 South Broadway | Denver, CO 80209

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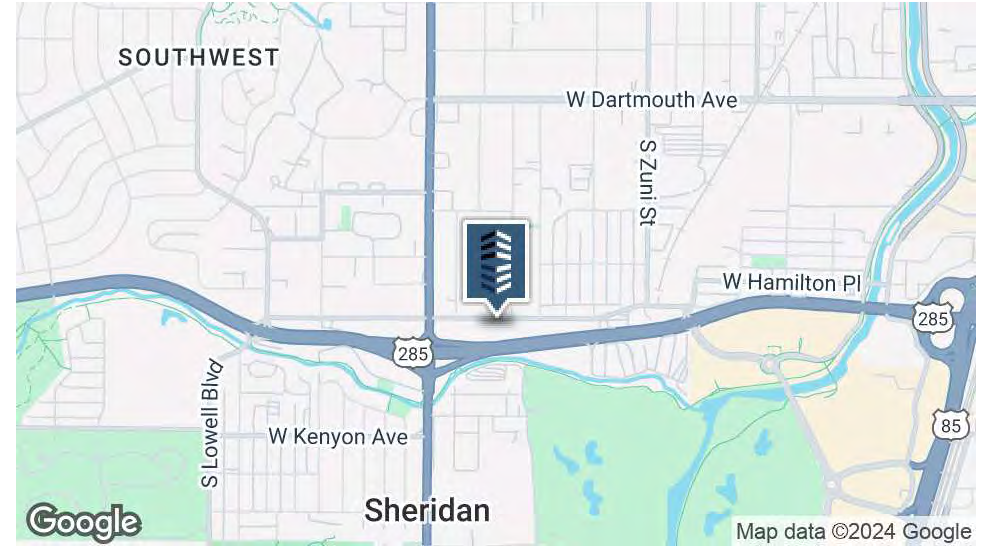
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Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. 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 Unique Properties, Inc in compliance with all applicable fair housing and equal opportunity laws.

# EXECUTIVE SUMMARY



## OFFERING SUMMARY

Sale Price:	\$1,400,000
Lease Rate:	\$8,000 / Month
Lot Size:	39,476 SF
Total SF:	4,010 SF
Price / SF:	\$349.13
Ceiling Height:	13ft Clear (Warehouse)
Loading:	12' x 12' (Warehouse)
Year Built:	1956 (Ret/Off)   1997 (Warehouse)
Zoning:	BUS-1
Property Taxes:	\$14,909.04
Vehicle Counts:	89,722 VPD

## PROPERTY OVERVIEW

Marc Lippitt and Justin Herman are pleased to present to qualified Buyers, the opportunity to purchase 2800 W. Hampden Avenue in Sheridan, Colorado. The property sits up overlooking US 285. The property is zoned BUS-1 and provides for a multitude of permitted uses. The property was most recently a marijuana dispensary. There is a lighted 50 ft sign that provides great visibility.

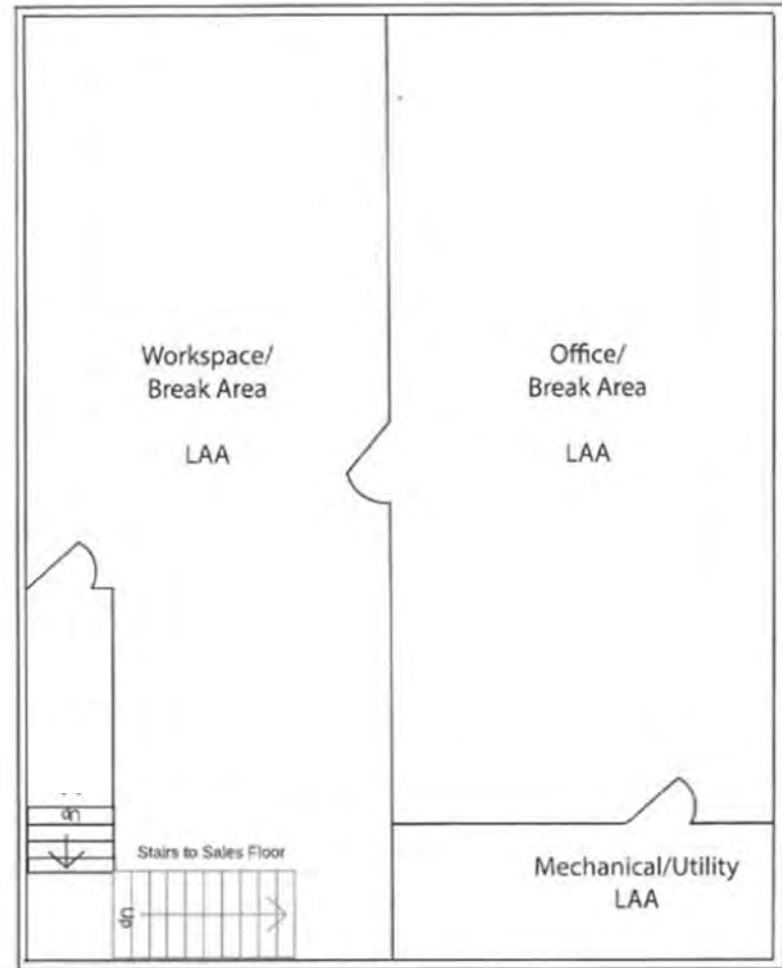
## PROPERTY HIGHLIGHTS

- Great visibility | Property overlooks US 285
- 50 ft signage on US 285 | Monument signage on Hampden Avenue
- Warehouse is currently leased MTM for \$3,400 per Month
- Additional income from billboard | \$250 per month MTM
- Large lot that provides for future development.
- 971 SF Retail/Office Building (Plus 971 SF Basement) w/ 3,039 SF warehouse.
- Great parking | 10 Striped spaces and a plethora of unstriped in rear
- Two (2) car garage for additional storage (Not part of the total square footage)

# FLOORPLAN



Main Floor



Basement



# ADDITIONAL PHOTOS



## ADDITIONAL PHOTOS



ENGLEWOOD  
LIGHT RAIL STATION

85



W. HAMPDEN AVENUE



FEDERAL BLVD

<b>COSTCO</b> WHOLESALE	Silver Stem FINE CANNABIS	TARGET
Chick-fil- <i>&amp;</i>	★ Carl's Jr.	DUTCH BROS
<b>SALLY</b> BEAUTY SUPPLY	<b>T Mobile</b>	
Massage Envy	BELLCO Banking for Everyone.	SPORTSMAN'S WAREHOUSE
chilis	TEXAS ROADHOUSE	PARRY'S PIZZERIA & TAPHOUSE
xfinity	PET SMART	Andy's Frozen Custard

**BROKEN TEE**  
ENGLEWOOD

OXFORD AVENUE

85







W. HAMPDEN AVENUE

SITE





285

SITE

W. HAMPDEN AVENUE

Directions

W. HAMPDEN AVENUE

SITE



## APPROVED USES

### PERMITTED USES

	Banks or financial institutions, with or without drive-through facilities
	Veterinary offices and small animal hospitals, without outside kennels or exercise areas
	Nursery schools, day care centers
	Convenience stores with no fuel sales
	Restaurants, retail bakeries, coffee shops, or tea rooms, that do not include drive-through facilities. Outdoor seating and service is allowed
	Dressmaking, tailoring, upholstering and similar establishments and businesses of a similar nature, subject to the following provisions
	1) All goods or products produced or processed in these establishments shall be sold at retail on the premises
	2) Any occupancy considered hazardous by the building code as adopted by the city is prohibited in this zoning district
	Adult entertainment establishments, subject to the requirements and location/spacing provisions as otherwise provided in this Code
	Craft brew pubs
	Skilled nursing facility
	Office support service facility, including light reproduction services; and
	Colleges, trade schools, and universities
	Studios, including, but not limited to, art, photographic, dance, music
	Tourist homes
	Recreation facilities
	Neighborhood retail store
	Restaurants, craft brew pubs, retail bakeries, coffee shops, or tea rooms with seating capacities of no more than 100 patrons; provided
	Office uses
	Membership clubs

### CONDITIONAL USES

	The following uses are allowed in the BUS-1 business district only upon approval of a conditional use permit as provided herein
	1) Motor vehicle service facilities
	2) Public or private meeting halls
	3) Veterinary clinic and small animal hospitals with outdoor kennels or exercise areas
	4) Hotel or apartment hotels, or motels
	5) Mortuaries without crematoriums; and
	6) Taverns and nightclubs, with or without outside services

### ACCESSORY USES

	Taverns and nightclubs, with or without outside services
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# DEMOGRAPHICS

Radius	1 Mile	2 Mile	3 Mile	Radius	1 Mile	2 Mile	3 Mile
<b>Population:</b>				<b>2024 Households by Household Inc:</b>			
2029 Projection	11,663	51,348	126,811	<\$25,000	1,115	3,260	8,712
2024 Estimate	11,672	51,233	126,427	\$25,000 - \$50,000	929	3,472	9,287
2010 Census	12,256	52,969	129,584	\$50,000 - \$75,000	877	3,437	8,744
Growth 2024-2029	-0.08%	0.22%	0.30%	\$75,000 - \$100,000	526	2,954	7,134
Growth 2010-2024	-4.77%	-3.28%	-2.44%	\$100,000 - \$125,000	513	2,294	5,250
Median Age	37.30	37.90	38.30	\$125,000 - \$150,000	223	1,434	3,847
Average Age	38.30	39.00	39.50	\$150,000 - \$200,000	226	1,773	4,807
				\$200,000+	77	1,371	4,173
<b>2024 Population by Race:</b>				<b>2024 Population by Education</b>			
White	5,449	28,780	75,959	Some High School, No Diploma	1,663	5,326	11,412
Black	507	1,573	3,321	High School Grad (Incl Equivalency)	2,567	9,656	22,500
Am. Indian & Alaskan	285	1,071	2,377	Some College, No Degree	2,238	9,847	23,882
Asian	605	2,206	4,799	Associate Degree	571	3,033	6,892
Hawaiian & Pacific Island	8	25	79	Bachelor Degree	1,209	8,196	23,200
Hispanic Origin	5,791	20,803	46,226	Advanced Degree	515	4,003	11,520
Other	4,818	17,578	39,891	<b>2024 Population by Occupation</b>			
<b>U.S. Armed Forces:</b>				Real Estate & Finance	384	2,362	5,916
	<b>0</b>	<b>11</b>	<b>71</b>	Professional & Management	2,617	14,909	39,559
<b>Households:</b>				Public Administration	146	1,028	2,542
2029 Projection	4,477	20,030	52,120	Education & Health	799	6,015	15,090
2024 Estimate	4,485	19,996	51,952	Services	912	5,116	12,142
2010 Census	4,733	20,697	53,078	Information	174	872	2,145
Growth 2024-2029	-0.18%	0.17%	0.32%	Sales	1,289	6,294	15,055
Growth 2010-2024	-5.24%	-3.39%	-2.12%	Transportation	155	1,027	3,198
Owner Occupied	1,978	11,087	27,425	Retail	970	3,563	8,112
Renter Occupied	2,507	8,910	24,527	Wholesale	219	618	1,557
<b>2024 Avg Household Income</b>	<b>\$67,328</b>	<b>\$91,815</b>	<b>\$94,087</b>	Manufacturing	415	1,873	5,017
<b>2024 Med Household Income</b>	<b>\$56,768</b>	<b>\$73,651</b>	<b>\$72,526</b>	Production	1,000	3,337	7,378
				Construction	890	2,972	7,258
				Utilities	271	1,225	2,893
				Agriculture & Mining	38	383	771
				Farming, Fishing, Forestry	44	125	197
				Other Services	213	1,133	3,408

The information contained herein has been obtained by sources that have been deemed reliable. While we have no doubts about the accuracy of the information, we do not accept responsibility for the accuracy and completeness contained herein.

## *Exclusive Agents*

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