

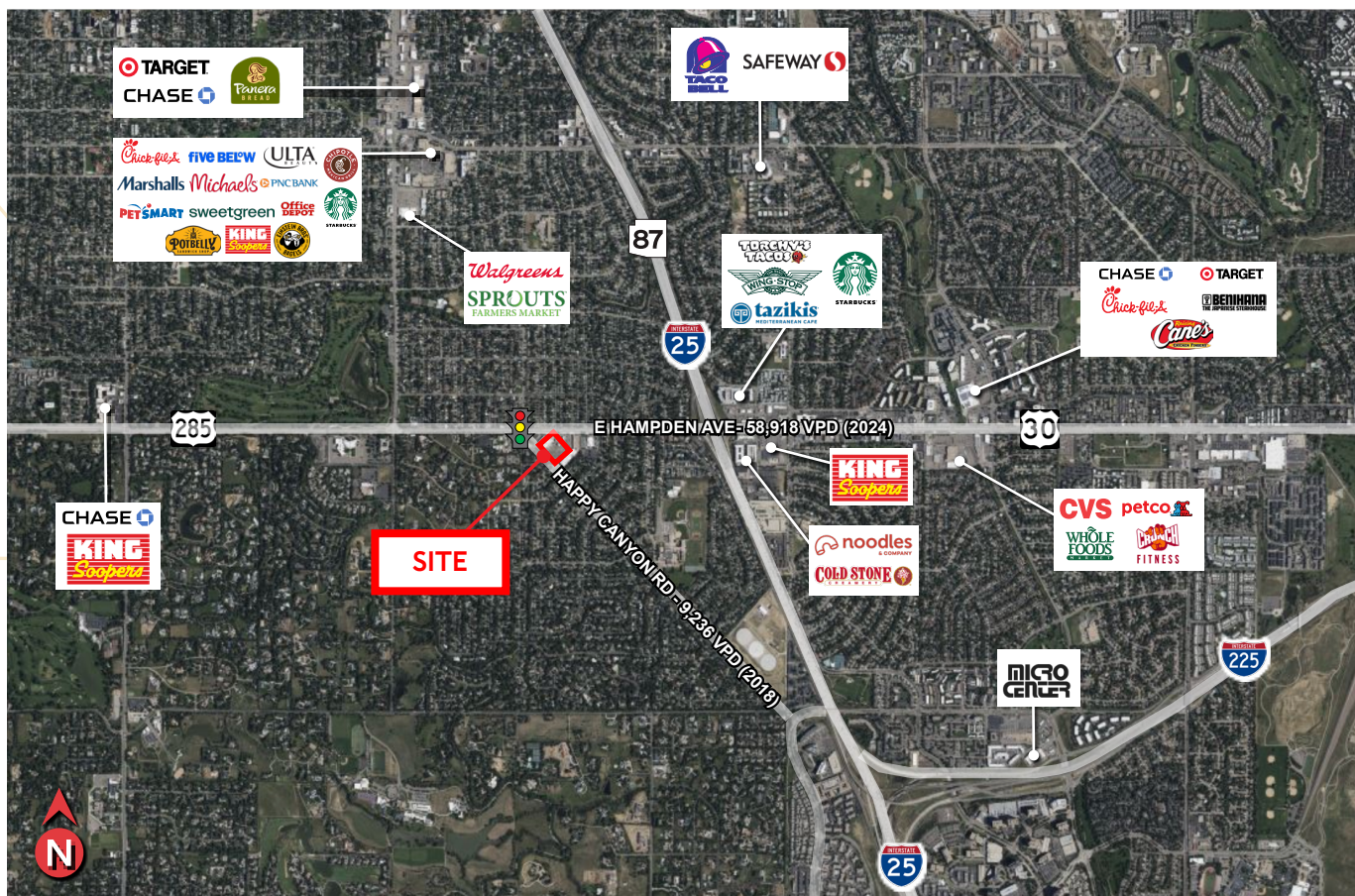


41,532 SF AVAILABLE

Freestanding Building For Sublease in Denver, CO

4950 E HAMPDEN AVE • DENVER, CO 80222





4950 E HAMPDEN AVE • DENVER, CO

Property Overview

- Freestanding former Grocery Store
- Visibility to Hampden Ave with traffic counts over 58K VPD
- Newly remodeled building
- Short distance from I-25
- Join existing retailers including: Birdcall, Dunkin Donuts, Orangetheory Fitness, Stretch Lab, Pacific Dental and Massage Luxe

Demographics	1 MILE	3 MILE	5 MILE
Residential Population	10,140	127,678	376,924
Daytime Employees	2,826	95,320	279,962
Avg. HH Income	\$142,646	\$112,541	\$114,149

Year: 2024 | Source: CoStar

CHAD KNOTH
(303) 915-6709 | cknoth@locate.ai | ER40034477

ELIZA PFEIFER
(774) 203-8881 | epfeifer@locate.ai | FA100083132

LOCATE | 4045 S Broadway | Suite 210 | Englewood, CO 80113

www.locate.ai

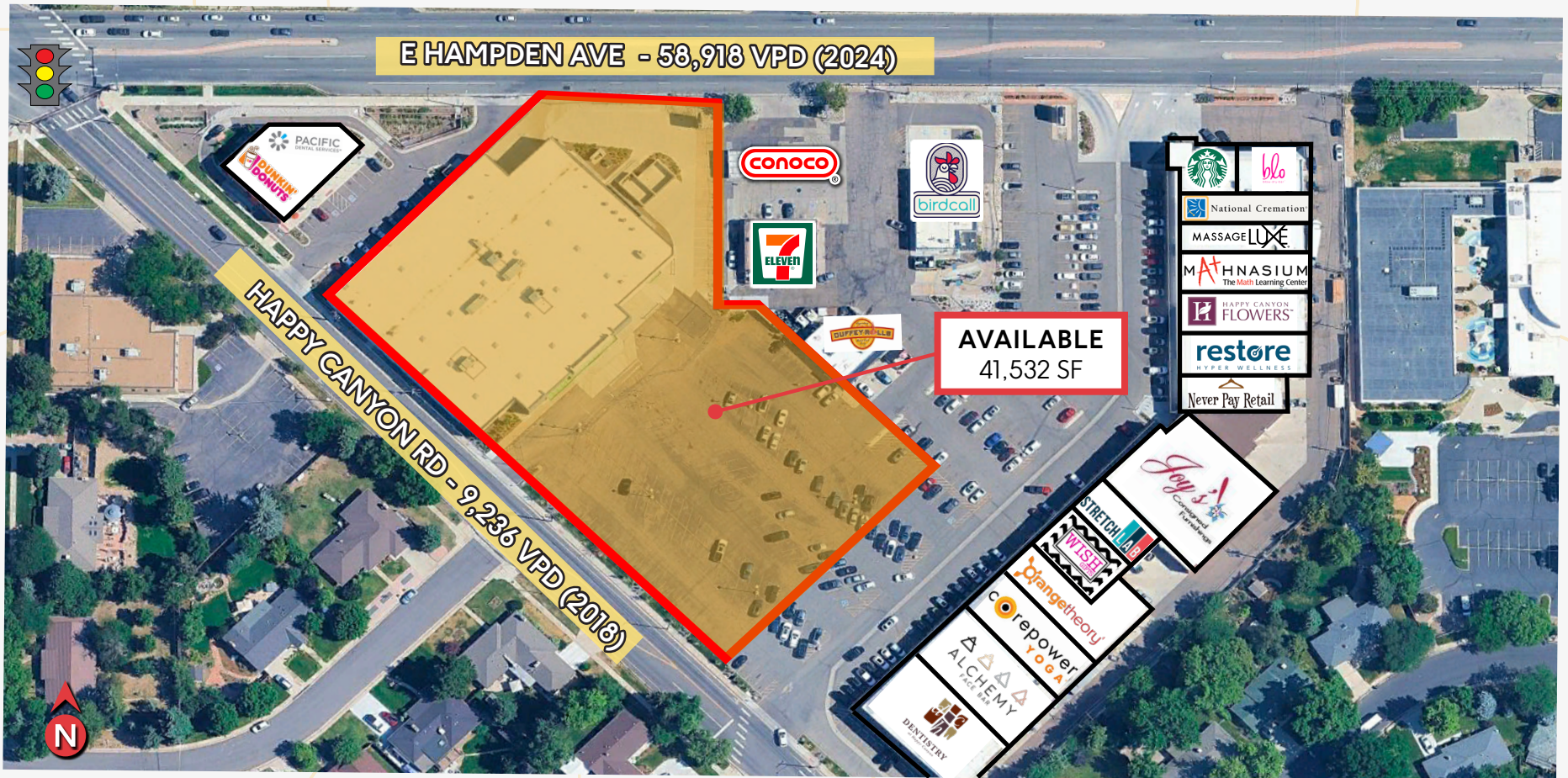
SIZE
41,532 SF

ASKING RENT
Speak with Broker

NNN
\$7.19

4950 E HAMPDEN AVE. DENVER CO, 80222

SITE PLAN



CHAD KNOTH
(303) 915-6709 | cknoth@locate.ai | ER40034477

ELIZA PFEIFER
(774) 203-8881 | epfeifer@locate.ai | FA100083132