

# Hampden Avenue Retail Property For Sale 10175 E. Hampden Ave., Denver, CO



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**DO NOT CONTACT TENANT**  
**All showings must be with listing broker**



Aerial Photography by: [www.AerialDroneClick.com](http://www.AerialDroneClick.com)

## BUILDING INFORMATION

<b>Building Size:</b>	11,329± SF
<b>Lot Size:</b>	1± AC (43,560± SF)
<b>YOC:</b>	1980 / 2014 renovation
<b>Parking:</b>	Up to 200 Spaces Available
<b>Zoning:</b>	S-MX-3A Denver
<b>Taxes:</b>	\$36,796.56 (2023 payable in 2024)

**FOR SALE \$3,250,000**

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for Drone Video](#)

## PROPERTY NARRATIVE

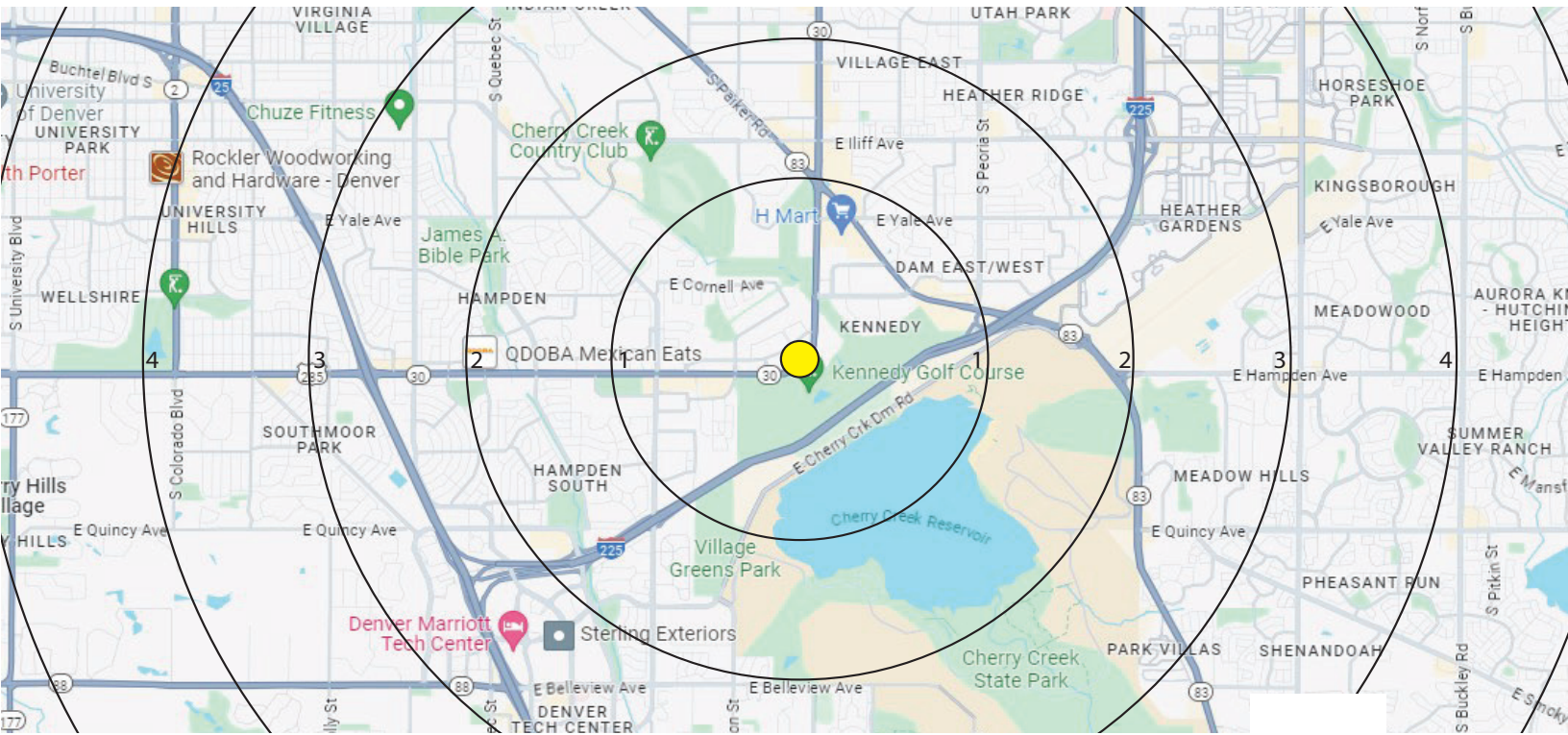
Located at the corner where E. Hampden Avenue turns into S. Havana St. at the Kennedy Golf Course, this retail building has been a fixture of SE Denver since 1980. Most recently operated as an event center, it has also been operated as a restaurant and nightclub. Property includes full kitchen, walk-in freezers, two bars and has capacity for up to 681 occupants. There is currently a liquor license and an adult day care license in place that could be assumed by the new buyer. The following items have been updated/replaced over the past years: roof, gutters, HVAC, much of the plumbing and a full update of electrical, restrooms remodeled and interior. Great location with fantastic visibility from E. Hampden Avenue. There is approx 300' frontage on Hampden Ave. Plenty of parking available. Do not contact tenant directly.

**Fuller Real Estate**  
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**Brokerage  
Disclosure**

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DEMOGRAPHICS	1 Mile	3 Miles	5 Miles
Population	12,899	140,933	387,058
Households	5,862	67,706	171,146
Med. HH Income	\$59,580	\$72,109	\$74,234
Median Age	35.50	38.90	38.10
Traffic	53,036 vpd @ E. Hampden Ave at S. Florence St.		