

SOUTH SANTA FE DRIVE AND WEST UNION AVENUE, ENGLEWOOD, CO

ASSEMBLAGE FOR SALE

PRICE: CONTACT BROKER

1.98 ACRES

**4595 SOUTH SANTA FE DRIVE AND
1801 WEST UNION AVENUE, ENGLEWOOD, CO
ASSEMBLAGE FOR SALE**

FOR MORE INFORMATION PLEASE CONTACT



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PROPERTY OVERVIEW

SOUTH SANTA FE DRIVE AND WEST UNION AVENUE, ENGLEWOOD, CO

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PROPERTY HIGHLIGHTS

- Parcel ID: **2077-09-2-00-149 and 2077-09-2-00-148**
- Zoning: **I-1, Retail**
- Located on **1.98 Acres total | 86,684 SF**
- Rare signalized intersection at Union and South Santa Fe Drive (72,000 Vehicles Per Day)
- Ideal for both redevelopment or using existing building and signage.
- Total assemblage frontage: **South Santa Fe Drive: 290 feet | West Union Avenue: 290 feet**
- 1801 W. Union: **.94AC (41,747 SF)**
- **1927 SF** office on 1801 W. Union Ave.
- 4595 S. Santa Fe Drive: **.94 Acres (41,747 SF)**
- **6,015 SF** retail with full basement and walk-in refrigerator and freezer
- Construction: **Wood Frame**
- Building Class: **B**



PRIME LOCATION

Located directly off of busy South Santa Fe Drive (74,728 VPD) , a major north/south highway that runs through the Denver, CO MSA (19th largest MSA in the US---population 3,005,131) and centered in an active retail submarket. Located on a major signalized stoplight allowing direct access both northbound and southbound, which is uncommon. Near some of the more prosperous neighborhoods in Colorado, according to CoStar.

VERSATILE ZONING

Flexible Englewood Industrial (I-1) zoning is the most expansive zone district in the city. Allowed uses according to City Code listed below. City of Englewood has also indicated that a rezone to Residential may be favorably considered. Uses allowed by right: Gas Station, Convenience Store, Retail Sales, Liquor Store, All office uses, Restaurant, Bar, Adult Use, Radio/Television/Recording Studio, Automobile Sales, Automobile Service/Repair, Car Wash , Industrial, Parking Structure, Hotel, Indoor/Outdoor Storage.

Purchaser to verify all information provided.

**Property available to tour by appointment only.
Please do not disturb current tenants.**

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Disclaimer: The information provided in this Offering Memorandum is subject to verification and may be updated without notice. Prospective buyers are advised to conduct their own due diligence and consult with legal and financial advisors before making any investment decisions.



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DEMOGRAPHICS

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ASSEMBLAGE FOR SALE

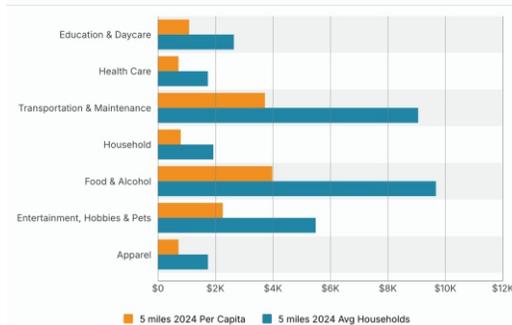
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RETAIL SUBMARKET

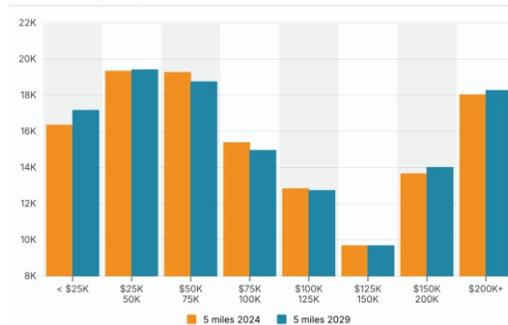
Available retail space in the South Submarket remains tight, and competition for the ideal spaces in ideal locations like hard corners and signalized intersections on high-traffic highways is supporting the steady rent growth. Retail asking rents are up 2.3% year over year. The recent uptick has diverged from the national average. Limited new construction, a low availability rate of 5.0% and a resilient consumer base have created these conditions, which are favorable for new investors and current building owners.

On the smaller end of the market, national chains including quick service restaurants, convenience stores, and banks are driving leasing activity. QuikTrip has been expanding across the Denver market, including the South Submarket with a new, very popular store at 2338 W. Belleview in Englewood. In larger formats, experiential tenants were key drivers of activity as reflected in the top leases signed in 2023. Retailers are taking advantage of pickleball's rise in popularity. Epic Pickleball Club leased 26,462 square feet in the Plaza at Highlands Ranch, where the company will offer 10 professional-grade indoor pickleball courts for guests and members, as well as private and group coaching.

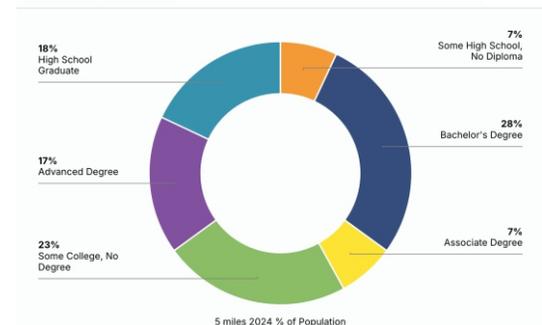
Per Capita & Avg Household Spending



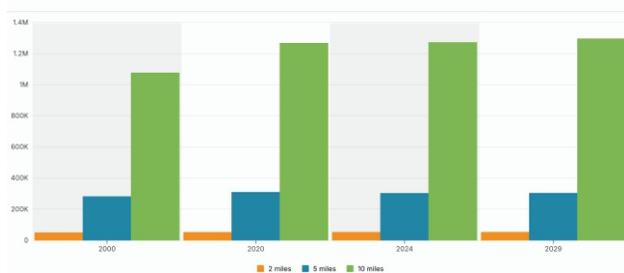
Households By Income



Educational Attainment



Population



Traffic

Collection Street	Cross Street	Traffic Volume	Count Year	Distance from Property
S Santa Fe Dr	W Union Ave N	72,112	2025	0.07 mi
South Santa Fe Drive	W Stanford Ave SW	68,580	2025	0.07 mi
S Santa Fe Dr	W Stanford Ave N	75,859	2025	0.10 mi
WINDEMERESE	W Thomas Ave N	6,349	2025	0.19 mi
S Santa Fe Dr	W Stanford Ave SW	66,268	2024	0.21 mi
085B	W Stanford Ave SW	73,000	2019	0.21 mi
TUFTS AV	S Beverly Dr SW	6,349	2025	0.24 mi
S Santa Fe Dr	S Santa Fe Cir NE	73,806	2025	0.25 mi
NAVAJO ST	W Tufts Ave S	7,737	2025	0.29 mi
West Chenango Avenue	S Rio Grande St SE	2,869	2025	0.34 mi

ALL INFORMATION ON DEMOGRAPHICS PROVIDED BY COSTAR

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