



High-Visibility Retail Opportunities at Hampden Ave & I-25

6300 E. Hampden Ave. | Denver, CO 80222 | 1,202 SF - 1,638 SF | Low to Mid \$30's/SF + NNN



- New monument and wayfinding signage being installed in 2026
- Shared access to King Soopers Center
- 85 dedicated retail surface parking spaces & additional retail parking within the nearby parking garage.
- Last remaining ground floor retail vacancies.
- 276 residential apartments located directly above retail.
- Plumbing and infrastructure in place for a salon in Suite B



Estimated NNN's for 2026
 CAM - \$3.45 psf
 TAX - \$8.76 psf
 INS - \$0.43 psf
 Total: \$12.64

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Demographics & Community	1 Mile	2 Miles	3 Miles
2024 Population	13,509	62,822	132,455
2029 Population Projection	13,483	63,308	134,018
2024 Households	6,103	29,448	61,363
2029 Household Projection	6,064	29,697	62,075
Average Household Income	\$128,262	\$107,429	\$107,308

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| 1. Torchy's Tacos
6325 E Hampden Ave | 7. Raising Cane's
7405 E Hampden Ave | 12. Whole Foods
7400 E Hampden Ave |
| 2. Starbucks
6395 E Hampden Ave | 8. Chick-fil-la
7785 E Hampden Ave | 13. Petco
7400 E Hampden Ave |
| 3. Goodwill
6435 E Hampden Ave | 9. Target
7777 E Hampden Ave | 14. Chipotle
7350 E Hampden Ave |
| 4. Key Bank
6405 E Hampden Ave | 10. Benihana
3295 S Tamarac Dr | 15. Walgreens
7190 E Hampden Ave |
| 5. Discount Tire
6901 E Hampden Ave | 11. CVS
7950 E Hampden Ave | 16. King Soopers
6470 E Hampden Ave |
| 6. McDonald's
7075 E Hampden Ave | | |

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