



FOR SALE: OFFICE

4,267 SF
SQUARE FEET

12,632/0.29
SF/ACRE LOT

1979
YEAR BUILT

\$1,235,000
PRICE



OWNER-USER OR INVESTMENT BUILDING NEAR SWEDISH/CRAIG HOSPITALS

OFFERED BY:
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3470 S Sherman Street
Englewood, CO 80113

EXECUTIVE SUMMARY



OFFERING SUMMARY

Sale Price:	\$1,235,000
Building Size:	4,267 SF
Lot Size:	12,632 SF
Year Built:	1979
Zoning:	M-U-B1 (Englewood)
Market:	Hampden Office
Submarket:	Englewood
County:	Arapahoe
Taxes:	\$21,164

PROPERTY OVERVIEW

3470 S Sherman Street is a 4,267 SF Office building located near Broadway & Hampden Avenue in Englewood, Colorado. The property was built in 1979 and features: 3 suites, an off street parking lot, monument signage and updated exterior & interior upgrades. This well located property is within walking distance to Swedish & Craig Hospitals and is a great opportunity for either an Owner-User or Investment Buyer to acquire a well maintained property with existing income from tenants. With a prime location and a strong occupancy rate, this property represents a compelling opportunity for Buyers seeking to acquire an office building in the vibrant Englewood market.

PROPERTY HIGHLIGHTS

- Owner-User or Investment Purchase Opportunity (Tenant Income In Place)
- Well Maintained and Updated Office Property
- Great Location Just Blocks from Swedish & Craig Hospitals (Near Broadway & Hampden)
- Quiet Neighborhood, Off Street Parking Lot and Tenant Signage Available

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ADDITIONAL PHOTOS



ADDITIONAL PHOTOS



LOCATION DESCRIPTION

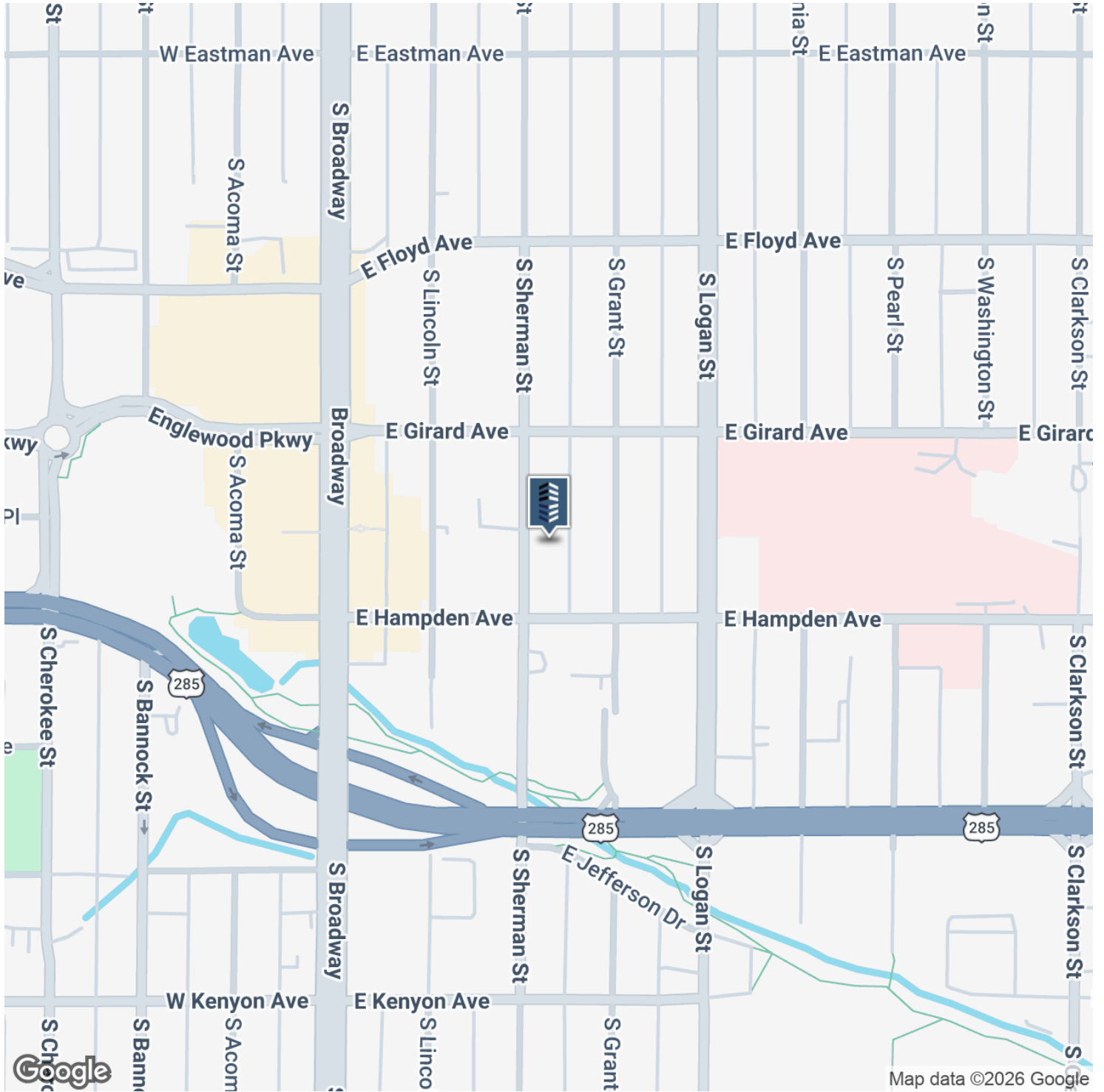


LOCATION DESCRIPTION

Discover the ideal location for your office at 3470 S Sherman St, Englewood, CO, 80113. Located in the vibrant Hampden Office market, this area offers a dynamic mix of businesses and amenities. Situated near Swedish and Craig Hospitals, the property provides convenient access to top-tier medical and healthcare facilities. Enjoy a variety of dining options, shopping destinations, and recreational activities just moments away. With its central location and diverse offerings, the area presents an exceptional opportunity for office tenants seeking a prime and bustling business environment.

DEMOGRAPHICS	1 MILE	2 MILES	3 MILES
Total Households	9,591	23,480	52,012
Total Population	18,982	51,424	120,898
Average HH Income	\$110,299	\$133,567	\$131,273

LOCATION MAP



RENT ROLL

SUITE	TENANT NAME	SIZE SF	% OF BUILDING	PRICE / SF / YEAR	ANNUAL RENT	LEASE START	LEASE END
1	Colorado Reading Center	1,322 SF	30.98%	\$21.00	\$27,762	2/1/2025	1/31/2030
2	Healthcare Co-Working Offices	1,040 SF	24.37%	\$53.65	\$55,800	-	-
3	Women's Health & Wellness	793 SF	18.58%	\$21.00	\$16,653	4/1/2026	4/30/2029
4	Vacant	1,112 SF	26.06%	-	-	-	-
TOTALS		4,267 SF	99.99%		\$100,215		

INCOME & EXPENSES

INCOME SUMMARY	CURRENT	PRO-FORMA
Ste 1: Colorado Reading Center	\$27,762	\$27,762
Ste 1: Utility Reimbursement	\$2,788	\$2,788
Ste 2: Healthcare Individual Offices	\$55,800	\$55,800
Ste 3: Women's Health & Wellness	\$16,653	\$16,653
Ste 3: Utility Reimbursement	\$1,672	\$1,672
Ste 4: Vacant	\$0	\$23,352
Ste 4: Utility Reimbursement	\$0	\$2,345
Vacancy Cost	\$0	(\$7,685)
GROSS INCOME	\$104,675	\$122,687
EXPENSES SUMMARY	CURRENT	PRO-FORMA
Tax	\$21,164	\$21,164
Insurance	\$6,000	\$6,000
CAM	\$9,000	\$9,000
Utilities	\$9,000	\$9,000
OPERATING EXPENSES	\$45,164	\$45,164
NET OPERATING INCOME	\$59,511	\$77,523

FINANCIAL SUMMARY

INVESTMENT OVERVIEW	CURRENT	PRO-FORMA
Price	\$1,235,000	\$1,235,000
Price per SF	\$289	\$289
CAP Rate	4.82%	6.28%
Cash-on-Cash Return (yr 1)	-5.03%	0.80%
Total Return (yr 1)	-\$245	\$17,767
Debt Coverage Ratio	0.79	1.03

OPERATING DATA	CURRENT	PRO-FORMA
Gross Scheduled Income	\$103,884	\$153,703
Total Scheduled Income	\$104,675	\$130,372
Vacancy Cost	-	\$7,685
Gross Income	\$104,675	\$122,687
Operating Expenses	\$45,164	\$45,164
Net Operating Income	\$59,511	\$77,523
Pre-Tax Cash Flow	-\$15,538	\$2,474

FINANCING DATA	CURRENT	PRO-FORMA
Down Payment	\$308,750	\$308,750
Loan Amount	\$926,250	\$926,250
Debt Service	\$75,049	\$75,049
Debt Service Monthly	\$6,254	\$6,254
Principal Reduction (yr 1)	\$15,293	\$15,293

Debt Assumptions: 6.5% Interest Rate, 75% Loan to Value, 25 Year Amortization