

RETAIL FOR LEASE



HAMPDEN PLAZA EAST

10005—10021 E. Hampden Ave.
Denver, Colorado 80231

Locate your business at this busy and highly visible retail center located at the signalized full access intersection of East Hampden Avenue and Florence Street, traveled by over 46,083 vehicles daily!

Excellent signage and excess parking.

Directly adjacent to 674 apartment units and only 1/2 block from the Hampden Town Center featuring the Savoy, an 800 unit, high-end multi-family community, and a 200,000 square foot Wal-Mart Super Center.

Current tenants include 7-11, Pho Real Saigon, Mr. Hao Grill, Liquor Store, Todd's Tropical Fish, Nail Salon, Wave Laundry, Oasis Lounge and new Barbershop.

IN-LINE RETAIL

1,365 sf - \$15.00 PSF NNN

\$1,706.25/Month Rent

\$776.91/Month CAM

\$2,483.16/Month Total

2,438 sf - \$15.00 PSF NNN

\$3,047.50/Month Rent

\$1,387.63/Month CAM

\$4,435.13/Month Total

PROPERTY STATISTICS

<u>BUILDING</u>		<u>SITE</u>	
SIZE	30,756 SF	SITE SIZE	112,175 SF
YOC	1975	PARKING	Surface
MATERIALS	Masonry	ZONING	B-3
CAM (2020)	\$6.83	CITY/COUNTY	Denver

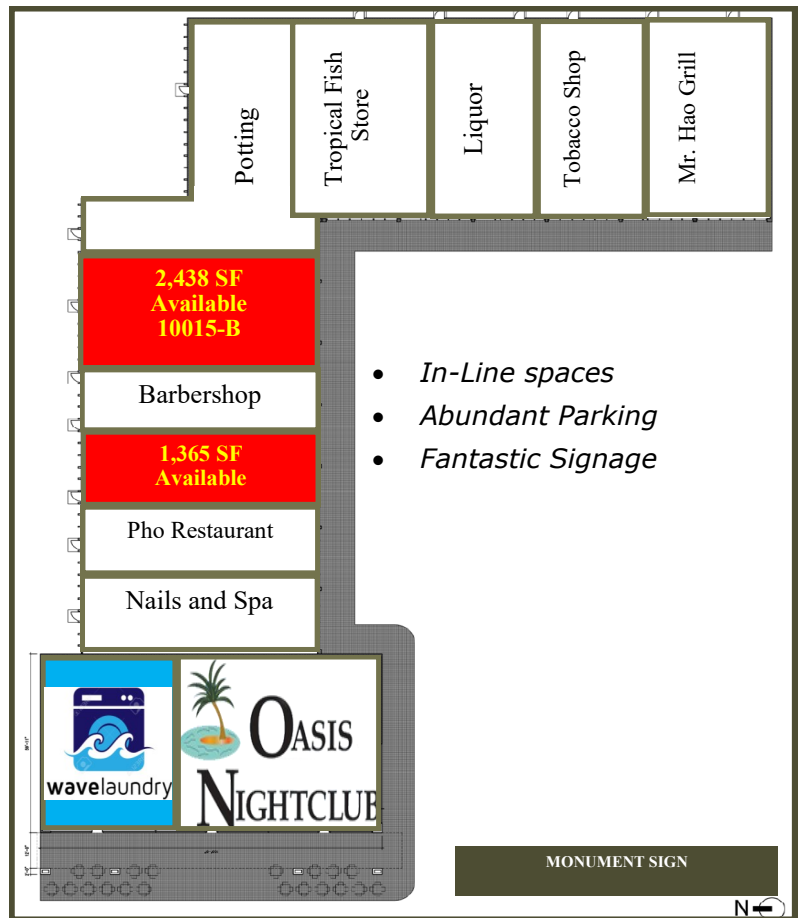
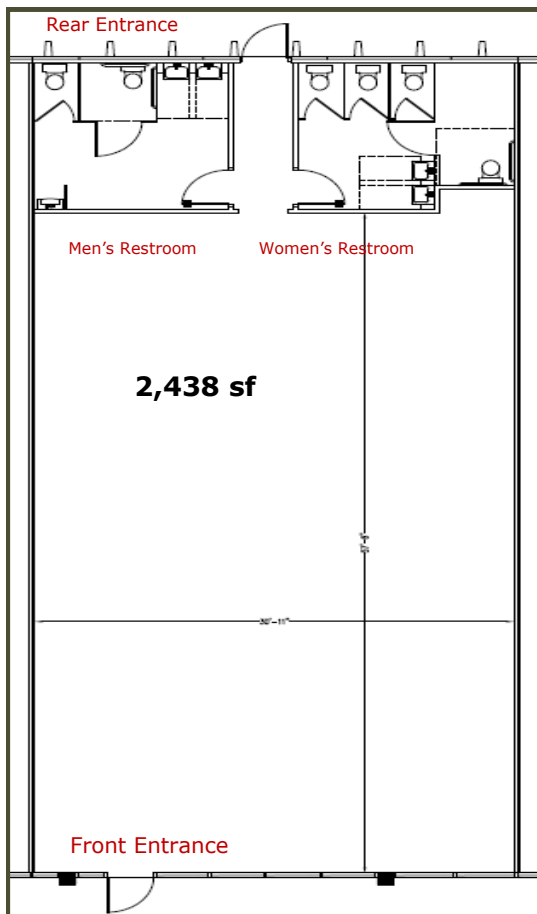
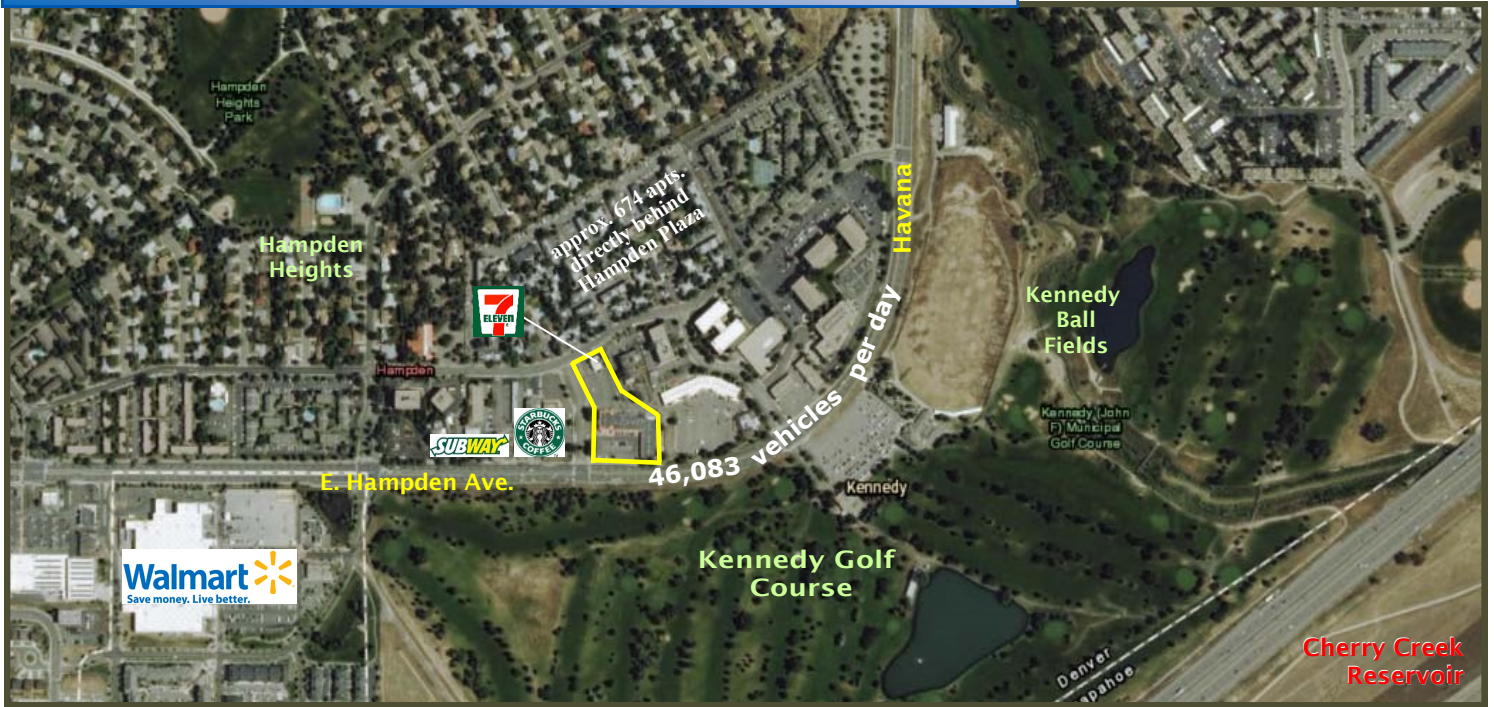
DEMOGRAPHICS (2023 est.)

<u>Radius</u>	<u>1-Mile</u>	<u>3-Mile</u>	<u>5-Mile</u>
Population	14,930	146,855	408,139
Households	6,779	69,833	179,234
Median Income	\$52,505	\$65,297	\$67,373

FOR MORE INFORMATION, PLEASE CALL:
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 learn more at www.JohnProppCommercial.com



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