

Retail Center

**FOR SALE**  
**\$7,500,000**

10005 - 10021 E. Hampden Avenue, Denver, CO 80231

**Hampden Plaza** is a multi-tenant, two building, retail investment property, located at the signalized intersection of busy East Hampden Avenue and South Florence Street.



Daily Traffic Count = 49,000 +



TOTAL SF: 30,756



VACANCY: 100% Leased



**Hampden Plaza businesses appreciate the** high visibility, ease of access, excellent signage and generous parking. Their customers do too!

Directly adjacent to approximately 674 apartment units and just 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 Walmart Super Center.

Easy to manage and easy to lease. First time on the market in 22 years!

Located in southeastern Denver, allows for easy access to Denver and Aurora Residents.



[www.johnproppcommercial.com](http://www.johnproppcommercial.com)  
(303) 692-1816

**John V. Propp, CCIM** 303.867.2602 [John@JohnProppCommercial.com](mailto:John@JohnProppCommercial.com)

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## PROPERTY DETAILS

<b>City / County</b>	Denver / Denver
<b>Building Type</b>	Multi-Tenant Neighborhood Retail Center
<b>Square Feet</b>	main retail building is 28,356 / 7-11 building is 2400
<b>Year Built</b>	1975
<b>Construction Type</b>	Double T Concrete roof deck and walls (fire resistant)
<b>Zoning</b>	S-MX-3A ( formerly B-3 Commercial / Retail )
<b>Site Size</b>	2.57 Acres (112,175 SF)
<b>Frontage / Access</b>	315 feet along East Hampden Ave. / 3 curb cuts
<b>Parking</b>	Asphalt Surface ( +/- 130 spaces )
<b>Property Taxes</b>	\$126,843.18 (2022) actual
<b>Assessor's Value</b>	\$5,492,200 (2023 Actual Value)

## RECENT CAPITAL IMPROVEMENTS

Replaced main sewer line serving east side tenants - 6/2021

New asphalt overlay - 7/2021

New concrete walkway on east side - 7/2021

Paint building north wall - Paint blue metal roof - new downspouts 9/2021

New concrete parking apron on north side - 10/2021

2 new trash dumpster enclosures - 8/2023

# RENT ROLL - JANUARY 2024

10005 - 10021 E. Hampden Avenue, Denver, CO

Tenant	Sq. Feet	Rate /Sq Foot	Net Rent (month)	CAM (month)	Total Rents (month)	Total Rents (annual)	Lease Expiration	Options
Coin Laundry	2,400	\$13.51	\$2,701.22	\$1,678.00	\$4,379.22	\$52,550.64	2/29/2028	Yes
Events Center	3,750	\$18.00	\$5,625.00	\$2,646.88	\$8,271.88	\$99,262.56	4/30/2026	Yes
Leather and Furs	4,000	\$12.90	\$4,298.67	\$2,799.00	\$7,097.67	\$85,172.04	9/30/2027	Yes
Exotic Bird Store	1,638	\$14.50	\$1,979.25	\$1,156.00	\$3,135.25	\$37,623.00	6/30/2028	No
Nails & Spa Salon	2,016	\$13.56	\$2,278.55	\$1,344.00	\$3,622.55	\$43,470.60	6/30/2028	No
Pho Restaurant	2,321	\$16.63	\$3,216.67	\$1,548.00	\$4,764.67	\$57,176.04	6/30/2025	Yes
Massage Spa	1,365	\$15.53	\$1,765.97	\$954.00	\$2,719.97	\$32,639.64	3/31/2026	Yes
Barber	1,260	\$19.67	\$2,064.83	\$881.00	\$2,945.83	\$35,349.96	4/30/2027	No
International Market	3,637	\$13.00	\$3,940.08	\$2,567.11	\$6,507.19	\$78,086.28	4/30/2030	Yes
Liquors	2,467	\$16.32	\$3,749.84	\$1,701.00	\$5,450.84	\$65,410.08	12/31/2028	Yes
Smoke Shop	1,462	\$16.50	\$2,010.25	\$1,024.00	\$3,034.25	\$36,411.00	12/31/2024	Yes
Meet & Eat Bistro	2,040	\$27.46	\$4,668.17	\$1,426.00	\$6,094.17	\$73,130.04	12/31/2027	Yes
7-Eleven	2,400	\$15.87	\$3,175.00	no CAM	\$3,175.00	\$38,100.00	5/31/2026	Yes
Verizon Cell Antenna	0	\$0.00	\$1,318.58	\$0.00	\$1,318.58	\$15,822.96	1/31/2048	Yes
Dish Wireless Antenna	0	\$0.00	\$1,250.00	\$0.00	\$1,250.00	\$15,000.00	new lease in process	
<b>Total Square Feet</b>	<b>30,756</b>		<b>\$44,042.08</b>	<b>\$19,724.99</b>	<b>\$63,767.07</b>	<b>\$765,204.84</b>		



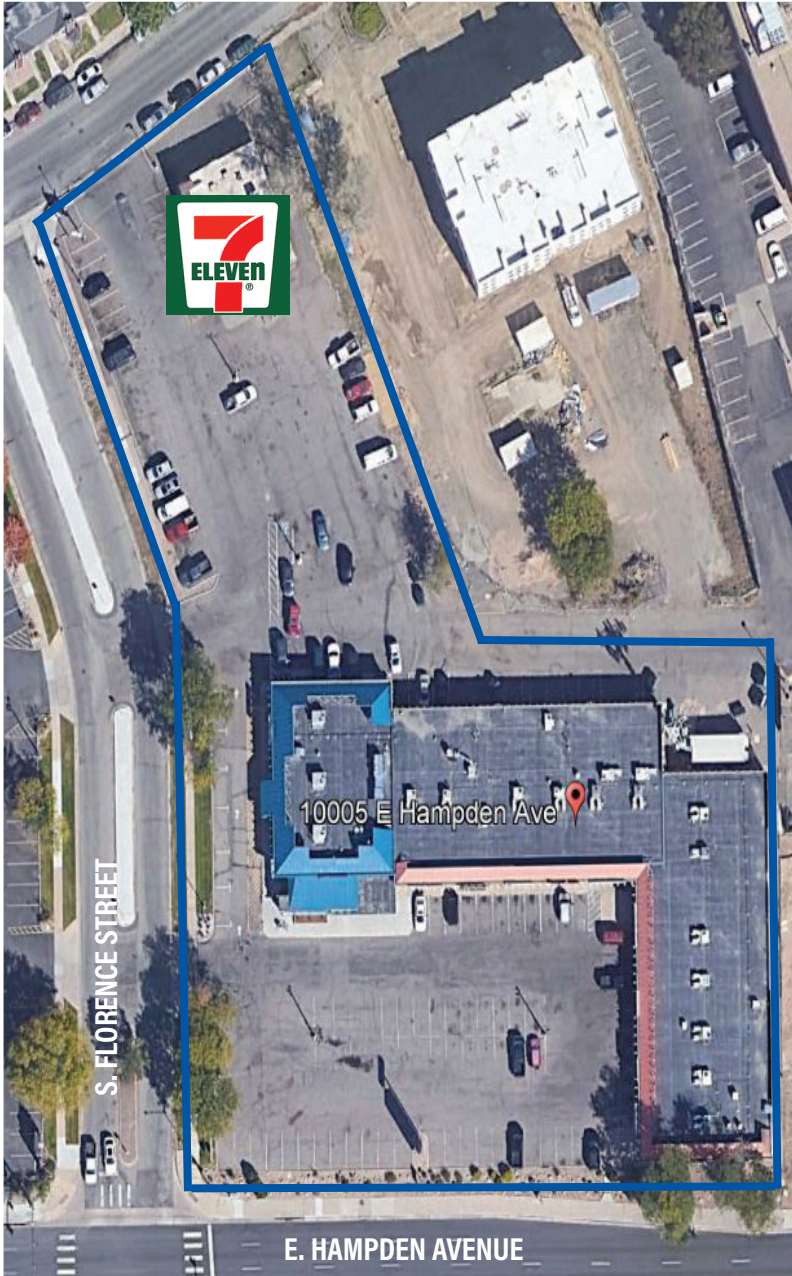
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## 2024 INCOME & EXPENSE PROFORMA



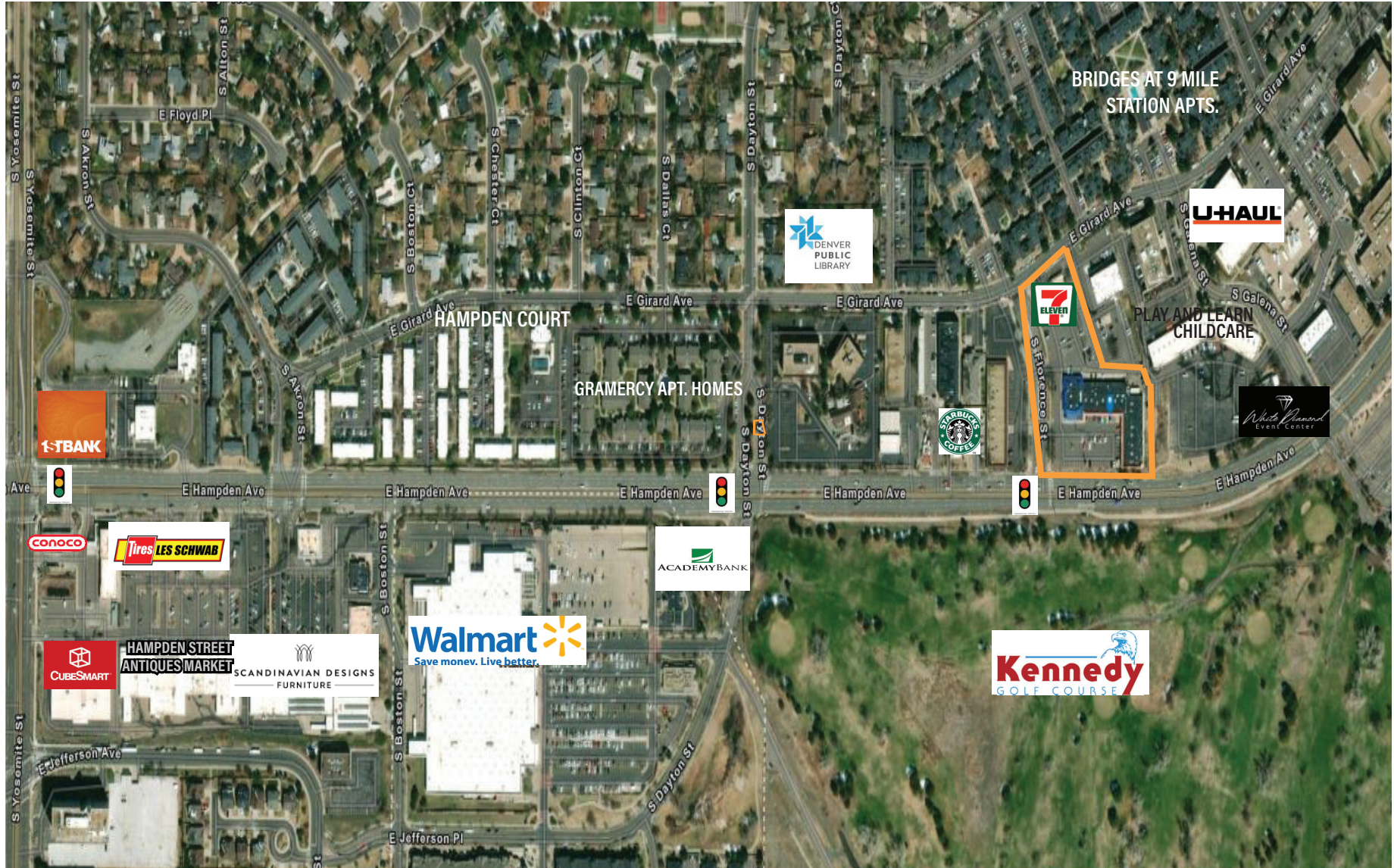
<u>Tenant</u>	<u>Square Feet</u>	<u>Scheduled Base Rent</u>
Coin Laundry	2,400	\$33,225.04
Event Center	3,750	\$68,681.28
Leathers & Furs	4,000	\$54,188.04
Exotic Bird Store	1,638	\$23,751.00
Nails & Spa Salon	2,016	\$27,889.24
Pho Restaurant	2,321	\$39,275.52
Massage Spa	1,365	\$21,191.64
Barber	1,260	\$25,356.04
International Market	3,637	\$48,493.36
Liquors	2,467	\$44,998.08
Smoke Shop	1,462	\$24,123.00
Meat & Eat Bistro	2,040	\$56,018.04
7-Eleven	0	\$38,100.00
Verizon Cell Antenna	on tower	\$16,258.12
Dish Wireless Antenna	on tower	\$15,000.00
<b>Total Base Rent</b>	<b>28,356</b>	<b>\$536,548.40</b>
Common Area Expense Reimbursements	\$9.18	\$260,276.00
<b>POTENTIAL OPERATING INCOME</b>		<b>\$796,824.40</b>
less Vacancy Factor	5%	\$39,841.22
<b>GROSS OPERATING INCOME</b>		<b>\$756,983.18</b>
less Budgeted Operating Expenses	\$8.80	\$249,491.00
<b>NET OPERATING INCOME (NOI)</b>		<b>\$547,333.40</b>
<b>CAP RATE</b>		<b>7.30%</b>



# AERIAL MAP

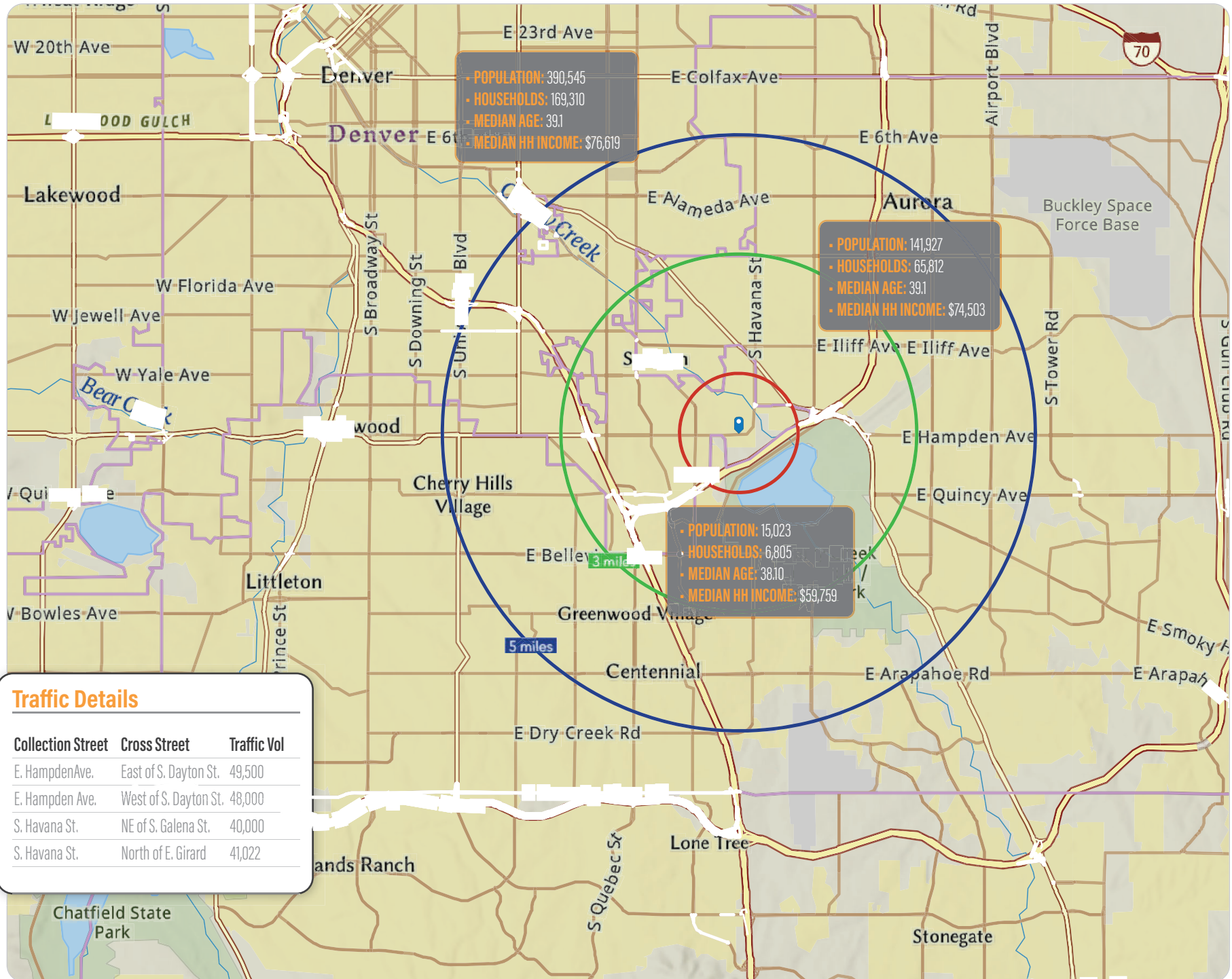
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# AREA DEMOGRAPHICS



## Traffic Details

Collection Street	Cross Street	Traffic Vol
E. Hampden Ave.	East of S. Dayton St.	49,500
E. Hampden Ave.	West of S. Dayton St.	48,000
S. Havana St.	NE of S. Galena St.	40,000
S. Havana St.	North of E. Girard	41,022



**John V. Propp**  
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## **WE WORK HARD. WE FIND SOLUTIONS. WE DELIVER RESULTS.**

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