



# Auto / Flex / Retail / Office Building with Hampden Avenue Frontage



For Sale/Lease

9779 E. Hampden Ave.  
DENVER, CO 80231

ASKING PRICE:

\$2,750,000

LEASE RATE:

\$18.00/SF NNN

## Building Information

<b>BUILDING</b>	8,910 SF
<b>SITE</b>	.52 Acres
<b>YOC</b>	1999
<b>PARKING</b>	24 Spaces (TBV by survey)
<b>LOADING</b>	10' x 8' Grade Level Drive-In
<b>CLEAR HEIGHT</b>	9' & 12' in warehouse
<b>ELECTRICAL</b>	800 Amps 3 Phase (TBV by Electrician)
<b>SPRINKLERED</b>	General Duty in warehouse and office
<b>LIGHTING</b>	LED in warehouse
<b>MILL LEVY</b>	74.618
<b>ZONING</b>	S-MX-3A
<b>CONNECTIVITY</b>	Xfinity/ Comcast
<b>AUTOMOTIVE SALES</b>	Permitted so long as more new than used sales



Flexible Zoning allowing for many uses



Strong traffic counts with Hampden Frontage



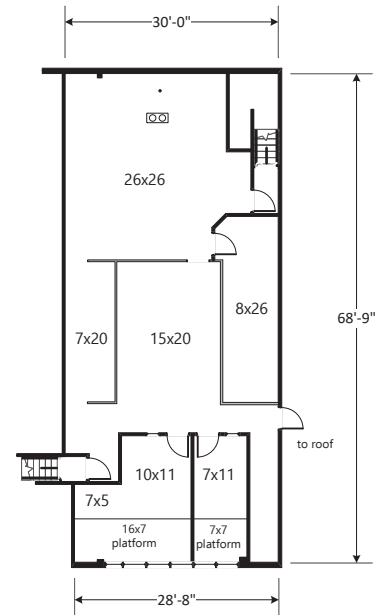
Very clean white-boxed warehouse area



Infill Denver location with numerous surrounding amenities

# Site Plan

Main Level  
approx. 7,000 SF



Second Level  
approx. 2,048 SF



**Nick Rice**  
nick.rice@colliers.com  
Direct: +1 720 833 4620

**T.J. Smith, SIOR**  
tj.smith@colliers.com  
Direct: +1 303 283 4576



4643 South Ulster Street  
Suite 1000  
Denver, CO 80237