

8900 E HAMPDEN AVE

DENVER, CO



PROPERTY HIGHLIGHTS

- 0.49 Acres available at the signalized intersection of Hampden Ave and Yosemite St.
- Excellent access and visibility from a high traffic intersection.
- Tenant is Operating **DO NOT DISTURB**.
- S-MX-5A Zoning.
- Strong demographics and traffic counts.
- Call for pricing.

NEARBY RETAILERS



TRAFFIC COUNTS

On E Hampden Ave west of Yosemite St 44,004 CPD

On E Hampden Ave East of Yosemite St 45,936 CPD

On Yosemite S South Yosemite S 25,378 CPD

Source: CDOT 2025

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
POPULATION	17,490	132,541	373,111
AVERAGE HH INCOME	\$103,290	\$129,292	\$136,614
BUSINESSES	971	4,295	9,590
EMPLOYEES	6,536	10,553	26,032

Source: Applied Geographic Solutions, 2025 Estimates

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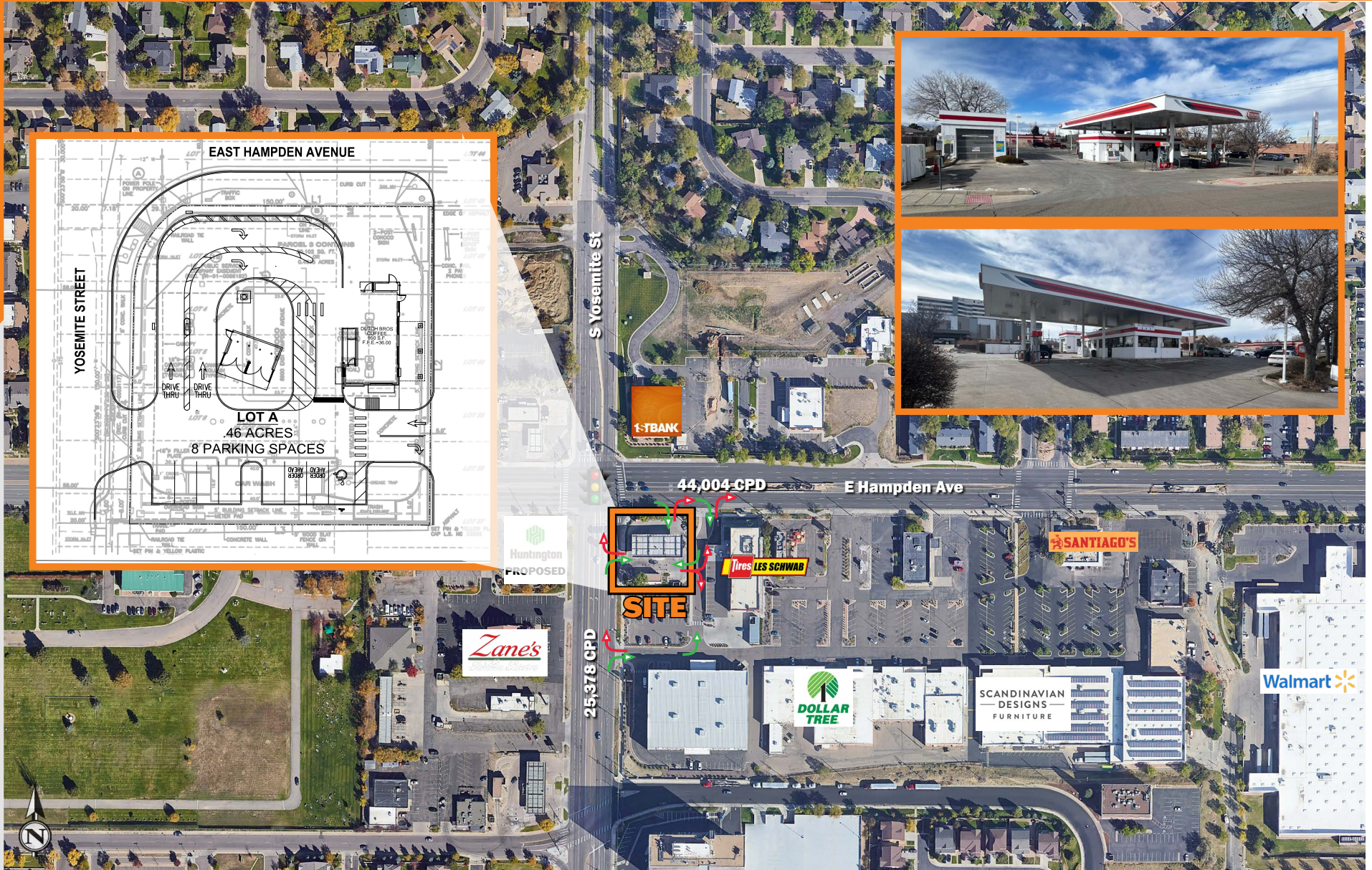
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FOR LEASE OR GROUND LEASE

8900 E HAMPDEN AVE

DENVER, CO

dhlb
RETAIL BROKERAGE



DENVER, CO





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