

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, 2024 Estimates

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 2024	



AVAILABLE FOR LEASE OR GROUND LEASE

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



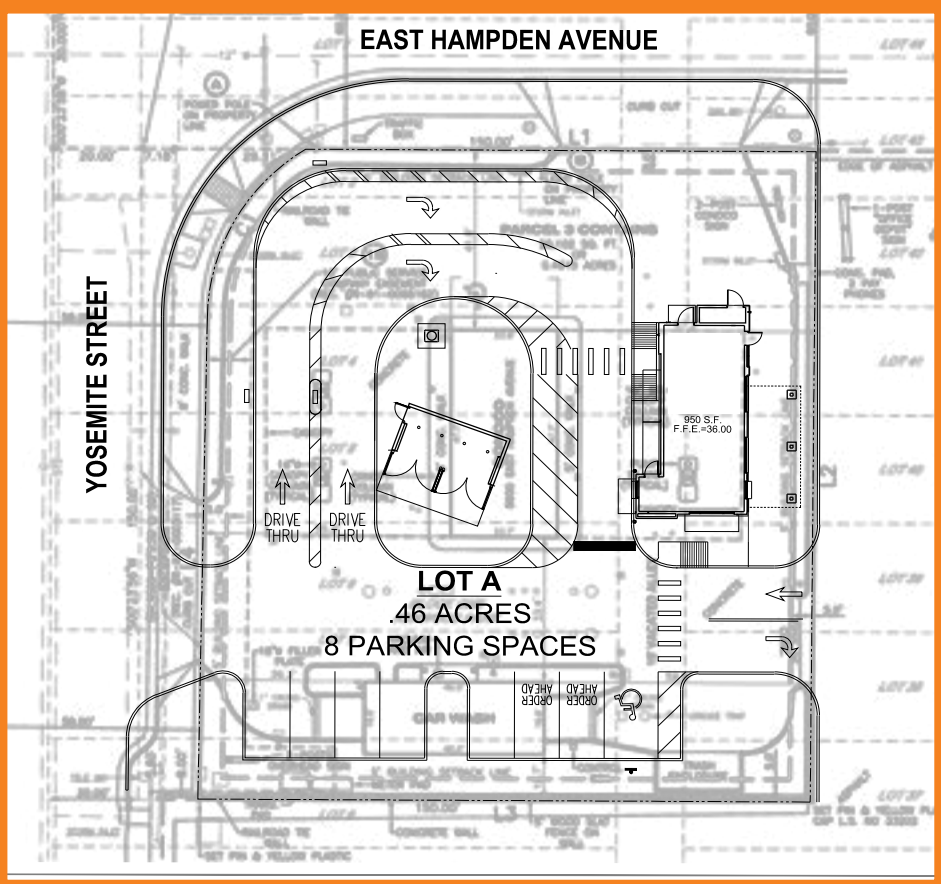
Call for pricing

AVAILABLE FOR LEASE OR GROUND LEASE

8900 E HAMPDEN AVE

DENVER, CO 80237

[CLICK HERE FOR
BROKER DISCLOSURE](#)



EAST HAMPDEN AVENUE

YOSEMITE STREET

LOT A
.46 ACRES
8 PARKING SPACES

800 S.F.
F.F.E. = 36.00

DRIVE THRU

DRIVE THRU

ORDER AHEAD

ORDER AHEAD



S Yosemite St

44,004 CPD

E Hampden Ave

25,378 CPD

1-TBANK

LES SCHWAR

SANTIAGO'S

DOLLAR TREE

SCANDINAVIAN DESIGNS FURNITURE

Walmart

Huntington
PROPOSED

Zane's

SITE





WOODY BOYD
303.918.4216
woody@dhlb.com

PHILIP HICKS
303.694.6082
phil@dhlb.com

5750 DTC Parkway, Suite 200
Greenwood Village, CO 80111