



## CALL FOR OFFERS: JANUARY 15, 2025



3535 & 3545 SOUTH PLATTE RIVER DRIVE | SHERIDAN, CO 80110

2

Buildings

109,146

Square Feet

6.45

Acres

3

Vacant Units

91.7%

Leased

19

Tenants

Hampden Business Center represents the rare opportunity to acquire two high-quality flex industrial buildings in Denver's South Central/Southwest Submarket area. The project enjoys frontage on Hampden Avenue (Hwy 285) and its **76,000 average vehicles per day**, as well as immediate access to South Santa Fe Drive (Hwy 85). The area is defined by strong housing density and an amenity-rich location, as well as being **the center of the bullseye for Denver's three tightest vacancy submarkets**. The subject is the most attractive flex product in the area, with the highest parking ratio, best access, and strongest frontage compared to its competitive set. The

property is comprised of a diversified rent roll with staggered expirations, and **market rents 25% below market for the eight spaces expiring before the end of 2026**.

**With 2.45 years of WALT** at the project, investors are able to achieve stable cash flow while pushing value via mark-to-market play as spaces roll. The subject property is perfectly catered to primary submarket demand, offering smaller suite sizes with the flexibility to accommodate flex, industrial, and even retail uses. Since the beginning of 2020, **97.6% (365 of 374) of the flex leases signed between the Southwest and South Central submarkets have been for 15,000 SF or less**.



Strong income stream with the ability to push value as spaces roll.



Well-established location with phenomenal demographics and access to the entire metro.



Versatile project is the gem of the submarket and outstanding compared to its competitive set.



Located amongst the tightest submarkets in Denver, with strong rate growth and little risk of either changing for the foreseeable future.

W. Hampden Ave.

285

[HampdenBCSale.com](https://HampdenBCSale.com)

Click to view offering materials







S. Platte River Dr.

Dartmouth Industrial Park

Hampden Industrial Park



Hampden Park

River Point Pkwy.

River Point Pkwy.

Oxford/Santa Fe Business Park

- 1** Walmart Supercenter
  - King Soopers
  - Englewood Public Library
  - Petco
  - Harbor Freight
  - Swedish Medical Center
  - Safeway
  - Breakfast Queen
  - Anytime Fitness
  - Brewability
  - Subway
  - Denny's
  - QDOBA
  - McDonalds
  - IHOP
  - Tokyo Joes
  - Jamba Juice
  - Nixon's Coffee House
- 2** Costco
  - Chick-fil-A
  - Carl's Jr
  - Buffalo Wild Wings
  - Golden Corral
  - Target
  - Sportsman's Warehouse
  - Chili's
  - Panera

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