



**DEMOGRAPHICS** (CoStar 2019)

	1 Mile	3 Mile	5 Mile
Population:	11,029	128,132	347,603
Households:	3,953	52,280	138,854
Median Income:	\$50,844	\$57,381	\$64,356
Employees:	7,232	61,792	138,765
Businesses:	778	6,792	15,921

**Traffic Counts:** S Federal Blvd @ W Mansfield Ave - 28,602 vpd  
(CoStar 2018)



# OWNER USER OFFICE/FLEX BUILDING FOR SALE

3900 S. Federal Blvd, Englewood, Colorado



<b>Building:</b>	10,644± SF (two-story)	<b>For Sale:</b>	\$1,295,000
<b>Available SF:</b>	10,644± SF	<b>Income:</b>	\$28,044
<b>Price/SF:</b>	\$126.83	<b>Expenses:</b>	\$42,968 (not including taxes)
<b>Lot:</b>	.2150 Acres	<b>Taxes (2019):</b>	\$17,123.59
<b>Parking:</b>	31 Spaces; (5 leased by the neighbor)	<b>Zoning:</b>	City of Sheridan, COM-C - Allowed Uses: - Office/Warehouse - Outdoor Storage Permitted with screening. - Medical and Dental - Day Care Centers - General Contractors
<b>YOC:</b>	1968		
<b>Construction:</b>	Precast Panels, Concrete Frame		

The 3900 South Federal building is an excellent opportunity for an investor/user to purchase a building in Sheridan, Colorado. The first floor is approximately 5,322 SF and has an ideal layout for a showroom, office, retail, or warehouse.

- ◆ Traffic Count - 28,602 vpd
- ◆ Solid Concrete Construction
- ◆ Easy Access to Hampden Avenue via Federal Blvd
- ◆ Great Federal Blvd visibility
- ◆ New Boiler
- ◆ Newly remodeled 1st Floor
- ◆ Security Surveillance Cameras
- ◆ Receiving and storage area
- ◆ Kitchens on both floors
- ◆ New 4 ton compressor
- ◆ Showroom/retail, office/warehouse layout
- ◆ Located in an opportunity zone
- ◆ Exterior Signage Available (Digital)
- ◆ Potential for additional cell tower income

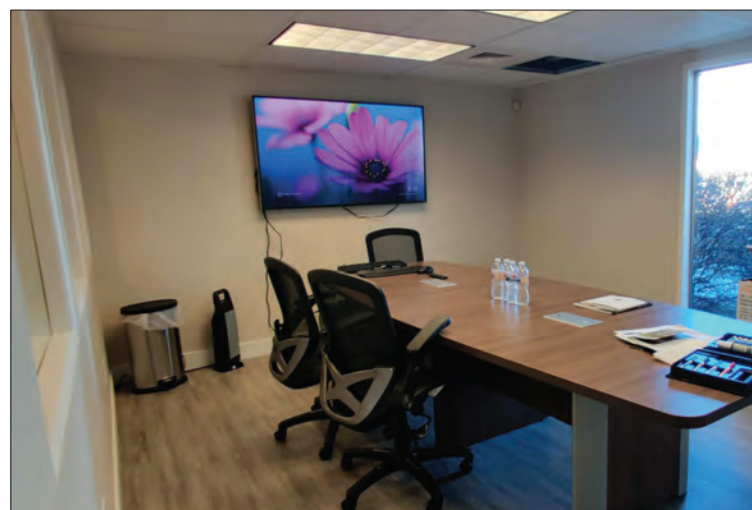
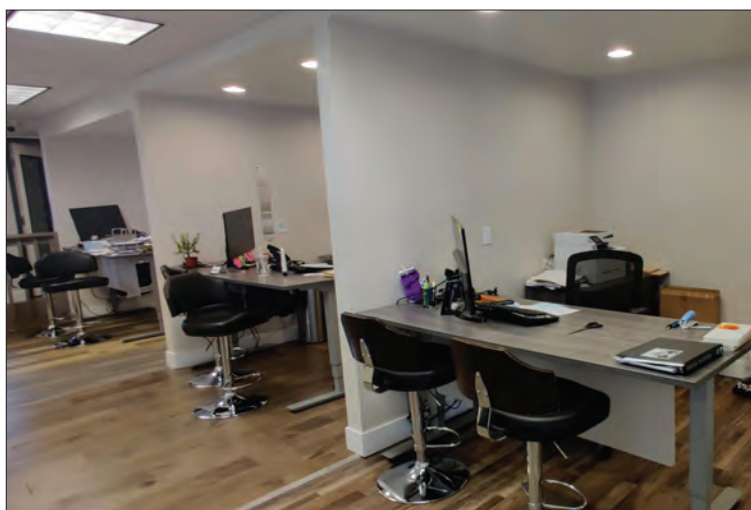
**Take A  
Virtual Tour**

**Fuller Real Estate**  
(303) 534-4822

**Mike Haley**  
720.287.5408 direct  
720.309.3413 mobile  
MHaley@FullerRE.com

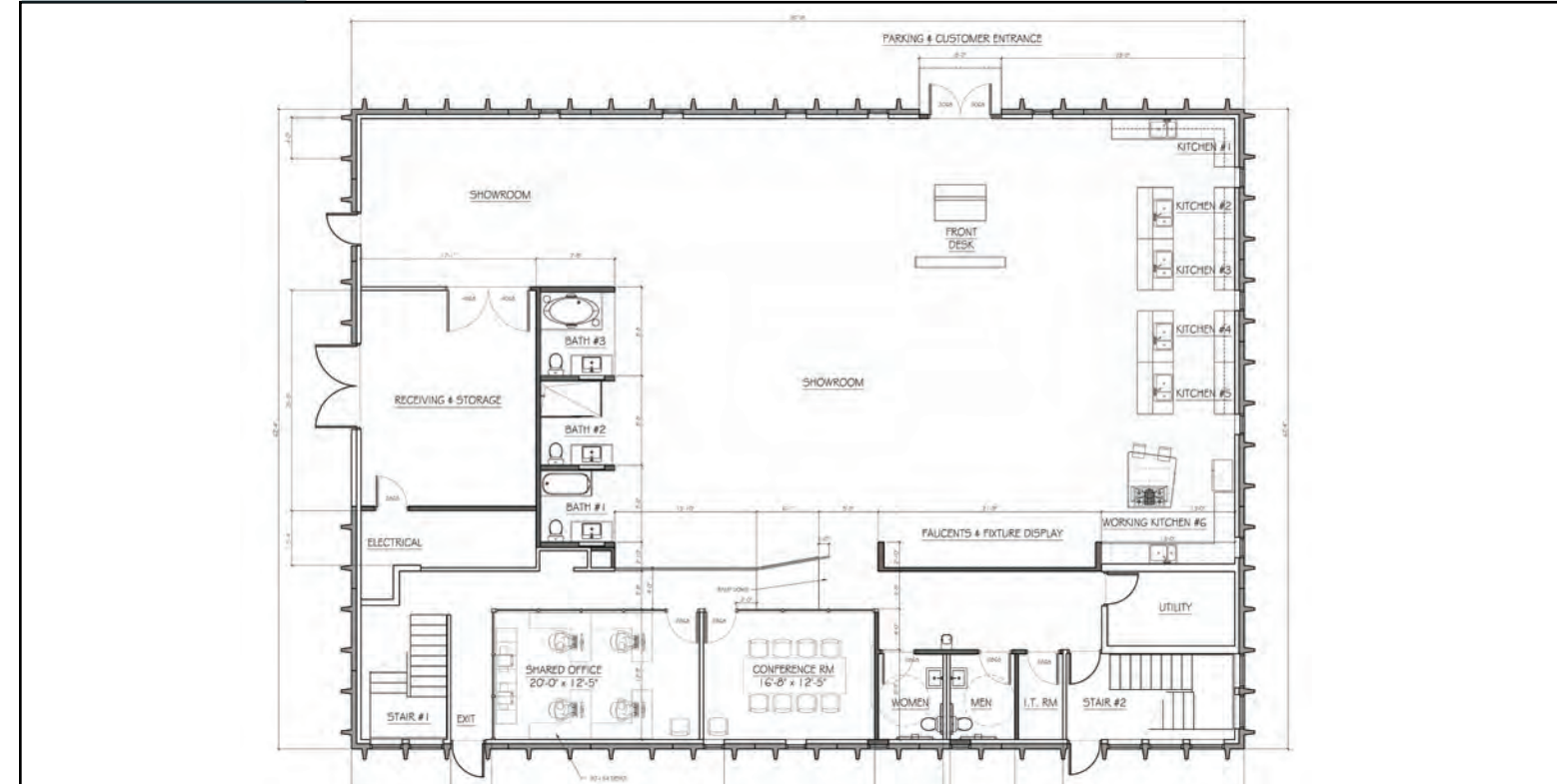
**Alex Scott**  
720.287.5417 direct  
972.207.8877 mobile  
AScott@FullerRE.com

**FIRST FLOOR INTERIOR:**



**FLOOR PLANS:**

**FIRST FLOOR**



**SECOND FLOOR**

