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53,880± SF FOR LEASE  
RETAIL/SHOWROOM/WAREHOUSE



# 1840 WEST OXFORD

SHERIDAN, COLORADO 80110

RARE BIG BOX LEASING OPPORTUNITY  
ALONG SANTA FE (US HWY 85) CENTRALLY LOCATED  
IN THE DENVER METRO AREA. FLEXIBLE ZONING  
ALLOWS FOR RETAIL, SHOWROOM, OFFICE  
AND LIGHT INDUSTRIAL USES!

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# 1840 WEST OXFORD

1840 WEST OXFORD AVENUE | SHERIDAN, COLORADO 80110

## BUILDING FEATURES

AVAILABLE SIZE	53,880± SF
DIVISIBLE	20,000± SF
PARKING	5 : 1,000
CLEAR HEIGHT	22' - 24'
LOADING	7 Dock Doors, 1 Drive-in Door
ELECTRICAL	277/480 Volt, 1000 Amp, 3 Ph
SPRINKLER	Yes, Wet System
YEAR OF CONSTRUCTION	1984
OPERATING EXPENSES	\$1.35/SF
LEASE RATE	From \$5.35/SF NNN



## RIVERPOINT AT SHERIDAN DEVELOPMENT

Site Plan



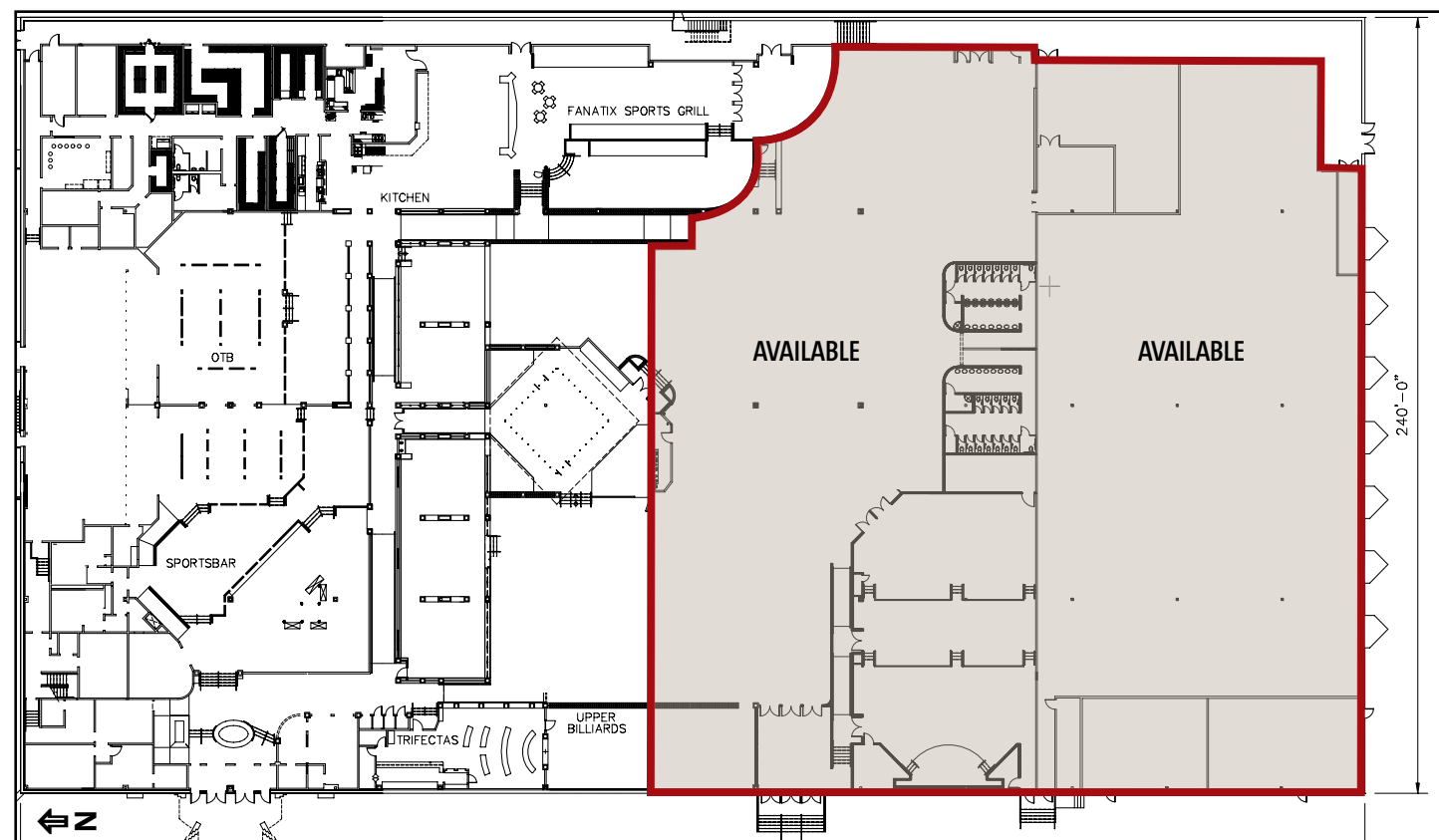
▶ 1840 West Oxford is shadowed by new **Riverpoint at Sheridan Development.**

Tenants Include:

- SuperTarget
- Costco
- Regal Cinemas



## BUILDING FLOOR PLAN



▶ Minutes from Englewood Light Rail stop and Englewood City Center which features:

- Walmart
- Office Depot
- Ross
- Sports Authority
- Petco

## AREA DEMOGRAPHICS

- ▶ Excellent exposure to Santa Fe Drive (Hwy 85)
- ▶ Many other new retail developments in the area
- ▶ Traffic Counts on Santa Fe Drive (Hwy 85) - CDOT: 2007
  - North of Hampden - 65,100 Cars per Day
  - South of Hampden - 77,100 Cars per Day

▶ Demographics:

	Population	Income	Households
1 Mile:	6,452	\$51,327	2,840
3 Mile:	107,622	\$64,143	45,819
5 Mile:	293,480	\$92,822	121,449



AVAILABLE AS IS OR CAN CONVERT TO BIG BOX/SHOWROOM/OFFICE/WAREHOUSE