

Marcus & Millichap
THE KRAMER GROUP

OFFERING MEMORANDUM

3025 W HAMPDEN AVE
SHERIDAN, CO 80110

CHADD NELSON

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Any rent or income information in this Marketing Brochure, with the exception of actual, historical rent collections, represent good faith projections of potential future rent only, and Marcus & Millichap makes no representations as to whether such rent may actually be attainable. Local, state, and federal laws regarding restrictions on rent increases may make these projections impossible, and Buyer and its advisors should conduct their investigation to determine whether such rent increases are legally permitted and reasonably attainable.

This information has been secured from sources we believe to be reliable, but we make no representations or warranties, express or implied, as to the accuracy of the information. References to square footage or age are approximate. Buyer must verify the information and bears all risk for any inaccuracies. Marcus & Millichap is a service mark of Marcus & Millichap Real Estate Investment Services, Inc. © 2026 Marcus & Millichap. All rights reserved.

ACTIVITY ID: ZAH0050173

SECTION

7

EXECUTIVE
SUMMARY

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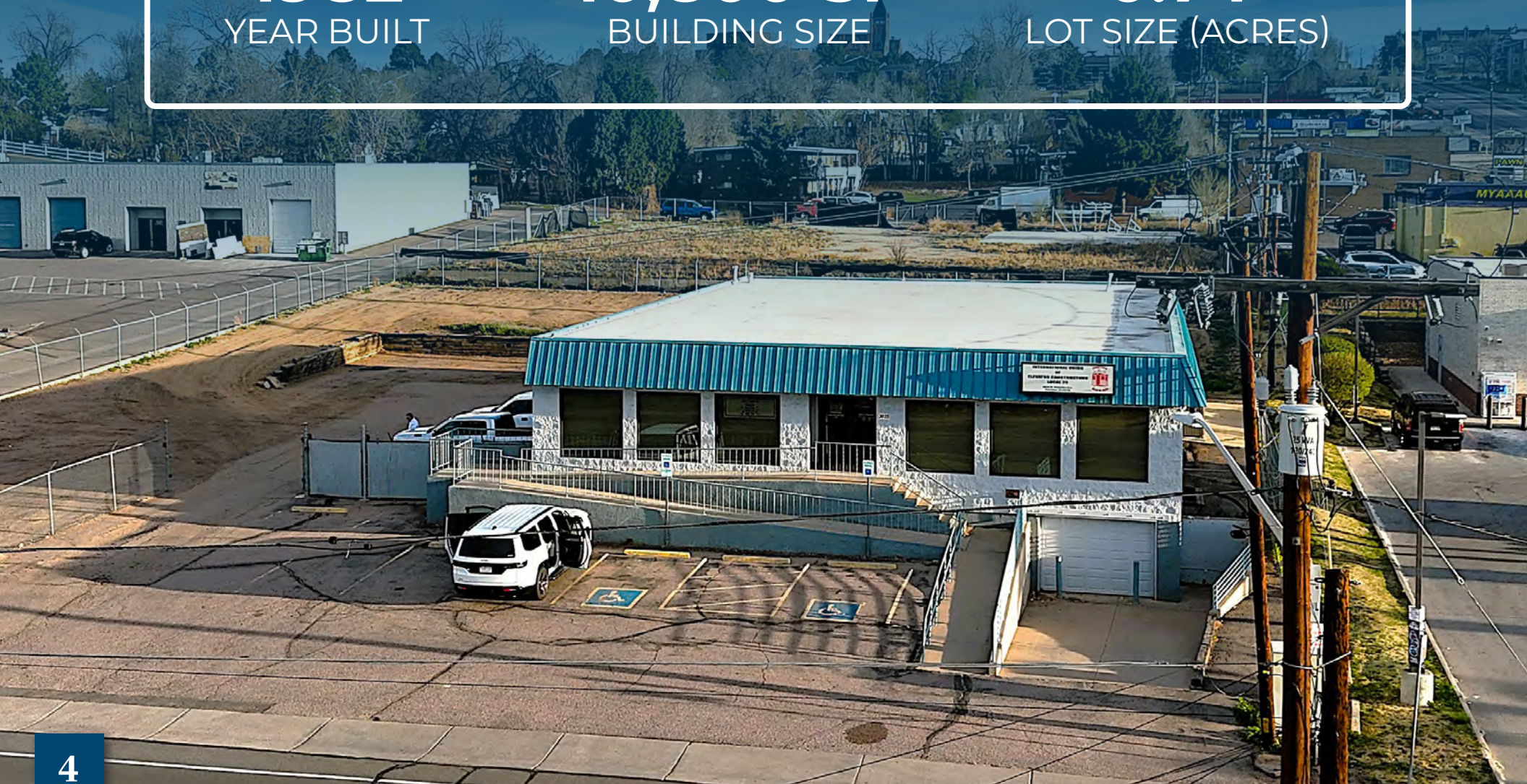
3025 W HAMPDEN AVE
SHERIDAN, CO 80110

\$1,999,000
OFFERING PRICE

1982
YEAR BUILT

10,800 SF
BUILDING SIZE

0.74
LOT SIZE (ACRES)





THE OFFERING

The Kramer Group of Marcus & Millichap is pleased to present 3025 W Hampden Ave. This property offers a new user several options for future use, including office, flex, and retail showroom.

Situated on a 0.74-acre, three parcel lot with fenced outdoor storage, the building provides 5,400 square feet on two levels for 10,800 square feet in total.

Currently situated with minimal office buildout, the property provides a large meeting room, break room, and four training rooms on the lower level. The lower level can be reconfigured into garage space and has a roll-up access door.

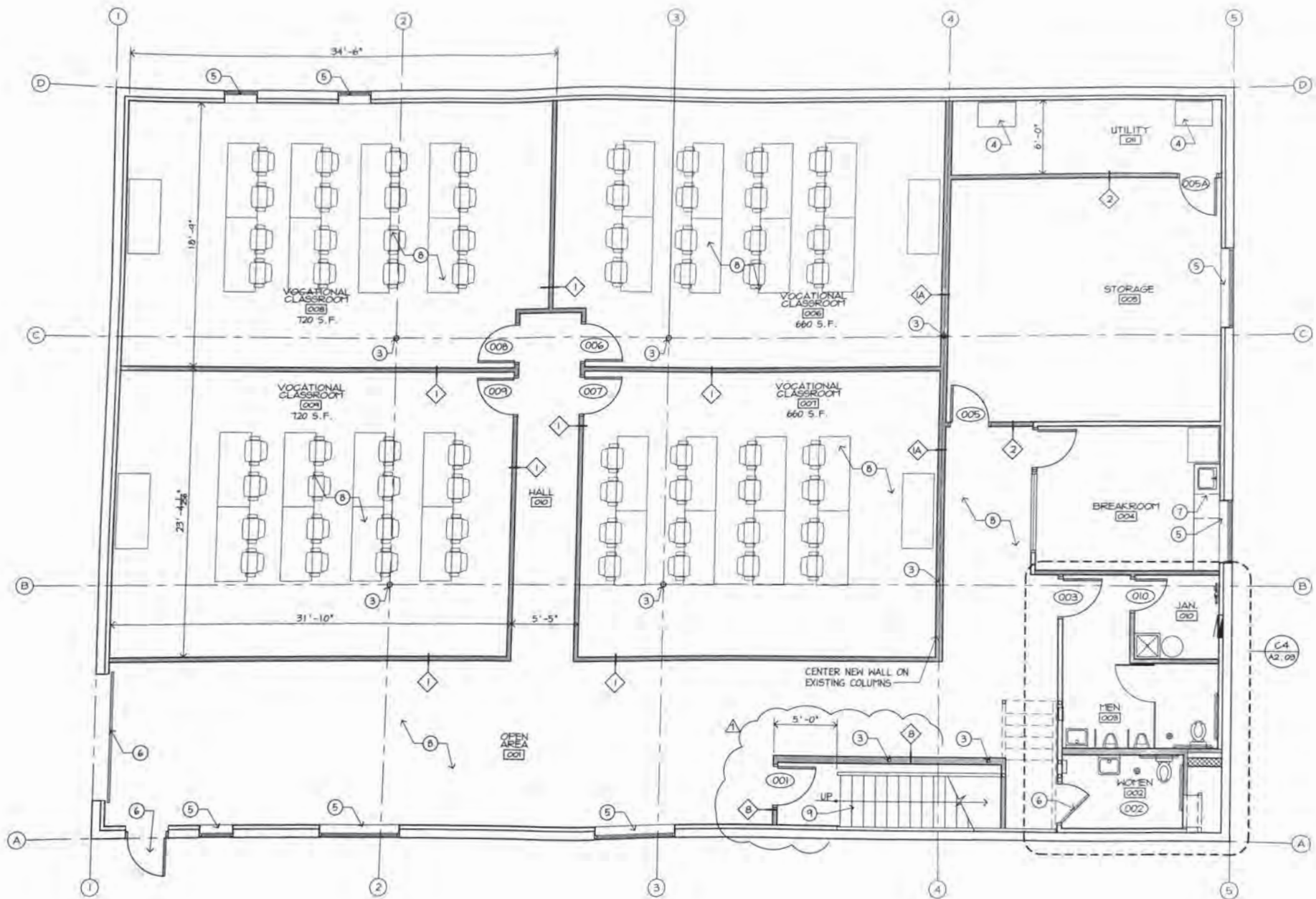
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INVESTMENT HIGHLIGHTS

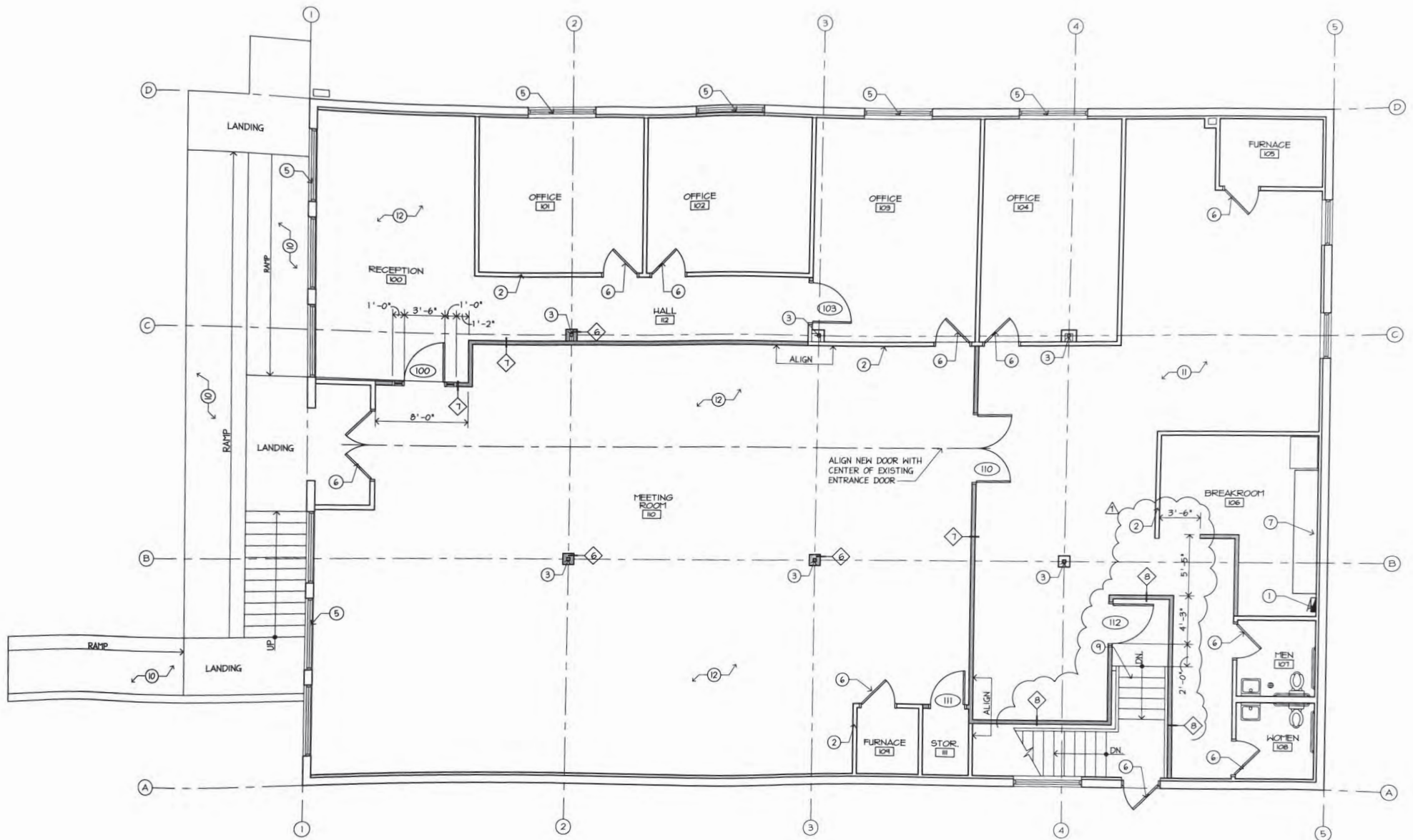
- Approximately 10,800 Square Feet on Two Levels
- Three Parcels on 0.74 Acres
- Fenced Outdoor Storage
- Sheridan Commercial C Zoning Permitting a Wide Variety of Uses
- Newer Roof Membrane
- Brick Construction
- Built in 1982
- Current Layout Includes:
 - o Four Offices
 - o Large Meeting/Training Room
 - o Break Room
 - o Conference Room
 - o Lower Level Includes Four Classrooms





C6 BASEMENT LEVEL FLOOR PLAN
 SCALE: 3/16" = 1'-0"





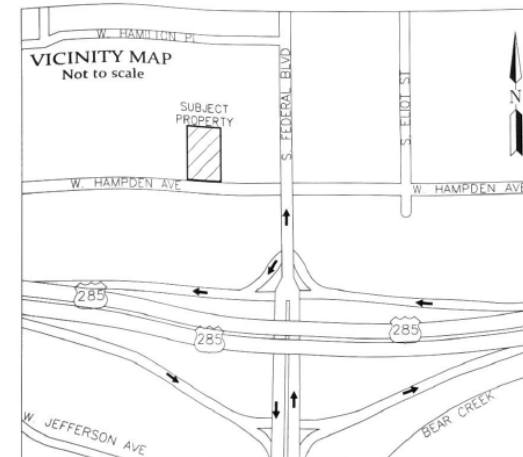
C6 FIRST LEVEL FLOOR PLAN
SCALE: 3/16" = 1'-0"



LEGEND - ABBREVIATIONS & SYMBOLS

- MONUMENTED CORNER (AS NOTED)
- FOUND CORNER (AS NOTED)
- PER RECORD
- AS MEASURED
- EASEMENT
- RIGHT OF WAY
- EDGE OF ASPHALT TO EDGE OF ASPHALT
- UTILITY POLE
- LIGHT POLE
- TRANSFORMER
- ELECTRICAL BOX
- ELECTRIC CABINET
- AIR CONDITIONER
- WATER VALVE
- WATER METER
- CLEANOUT
- CM
- LF
- UF
- ELEV.
- TW
- BW
- RPS
- SANITARY SEWER MANHOLE
- CONCRETE SURFACE
- FENCE (AS NOTED)
- UNDERGROUND SANITARY
- OVERHEAD LINES
- GAS METER
- FINISHED FLOOR ELEVATION (LOWER FLOOR)
- FINISHED FLOOR ELEVATION (UPPER FLOOR)
- ELEVATION
- SPOT ELEVATION (TOP WALL)
- SPOT ELEVATION (BOTTOM WALL)
- REGULAR PARKING SPACE

IMPROVEMENT SURVEY PLAT BEING A PORTION OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 32, TOWNSHIP 4 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, JEFFERSON COUNTY, STATE OF COLORADO



SUBJECT PROPERTY DESCRIPTION

THE FOLLOWING LEGAL DESCRIPTION IS THE SAME AS THAT IN CHICAGO TITLE INSURANCE COMPANY'S COMMITMENT NO. 097-C2018456-058-THI, AMENDMENT NO. 2, EFFECTIVE JANUARY 20, 2016 AT 7:00 A.M.

THE SOUTH 35 FEET OF LOTS 12 TO 17 AND ALL OF LOTS 18 TO 23, BLOCK 1, SUNNY RIDGE, COUNTY OF ARAPAHO, STATE OF COLORADO

BASIS OF BEARINGS

BEARINGS ARE BASED UPON THE WEST LINE OF LOTS 23 AND 12, SUNNY RIDGE, SAID LINE BEARS NORTH 02°43'13" EAST, A DISTANCE OF 200.00 FEET, MONUMENTED AT THE SOUTHWEST CORNER OF LOT 23 BY A FOUND #4 REBAR AND AT A NORTH-WEST CORNER OF SAID DESCRIBED SUBJECT PROPERTY IN CHICAGO TITLE INSURANCE COMPANY'S COMMITMENT NO. 097-C2018456-058-THI, WITH ALL BEARINGS HEREON BEING RELATIVE THERETO

PROJECT BENCHMARK

PROJECT BENCH MARK
NGS POINT DESIGNATION "LARRY" FOUND IN THE SE1/4 SECTION 36, TOWNSHIP 4 SOUTH, RANGE 68 WEST OF THE 6TH P.M. LOCATED ALONG U.S. HIGHWAY NO. 285 AT MILEPOST 256.4, 0.2 MILES WEST OF THE ON RAMP FROM SHERIDAN AVENUE WEST BOUND U.S. HIGHWAY 285

NAVD88 ELEVATION=5317.33

SURVEYOR'S NOTES

- DATE OF FIELD WORK COMPLETION: JULY 7, 2016
- NOTICE: ACCORDING TO COLORADO LAW, YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT, MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF CERTIFICATION SHOWN HEREON.
- THIS IMPROVEMENT SURVEY PLAT, AND THE INFORMATION HEREON, MAY NOT BE USED FOR ANY ADDITIONAL OR EXTENDED PURPOSES BEYOND THAT FOR WHICH IT WAS INTENDED AND MAY NOT BE USED BY ANY PARTIES OTHER THAN THOSE TO WHICH IT IS CERTIFIED.
- THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY POWER SURVEYING, INC. POWER SURVEYING COMPANY RELIED UPON CHICAGO TITLE INSURANCE COMPANY'S COMMITMENT NO. 598-C2020791-037-CB2, AMENDMENT NO. 1, EFFECTIVE MAY 19, 2016 AT 7:00 A.M. AND COMMITMENT NO. 598-C2020793-037-CB2, EFFECTIVE APRIL 21, 2016 AT 7:00 A.M. FOR LEGAL DESCRIPTIONS AND TITLE INFORMATION.

SURVEYOR'S CERTIFICATE

I, HEREBY CERTIFY THAT ON JULY 12, 2016, A SURVEY WAS MADE OF THE ABOVE DESCRIBED PROPERTY UNDER MY DIRECT SUPERVISION AND THE CORNERS WERE SET AS SHOWN, HOLDING FOUND POINTS AND PLAT DISTANCES WHEREVER POSSIBLE. I FURTHER CERTIFY THAT THE IMPROVEMENTS ON THE ABOVE PARCEL ON THIS INFORMATION FOR CONTROL, I FURTHER CERTIFY THAT THE IMPROVEMENTS ON THE ABOVE PARCEL ON THIS DATE, JULY 12, 2016, EXCEPT UTILITY CONNECTIONS, ARE ENTIRELY WITHIN THE BOUNDARIES OF THE PARCEL, EXCEPT AS SHOWN, THAT THERE ARE NO ENCROACHMENTS UPON THE DESCRIBED PREMISES EXCEPT AS INDICATED, AS THAT THERE IS NO EVIDENCE OR SIGN OF ANY EASEMENT CROSSING OR BURDENING ANY PART OF SAID PARCEL, EXCEPT AS NOTED.

RICHAED B. GABRIEL, P.L.S.
Colorado License No. 37929
For and on behalf of
Power Surveying Company, Inc.

INDEXING STATEMENT

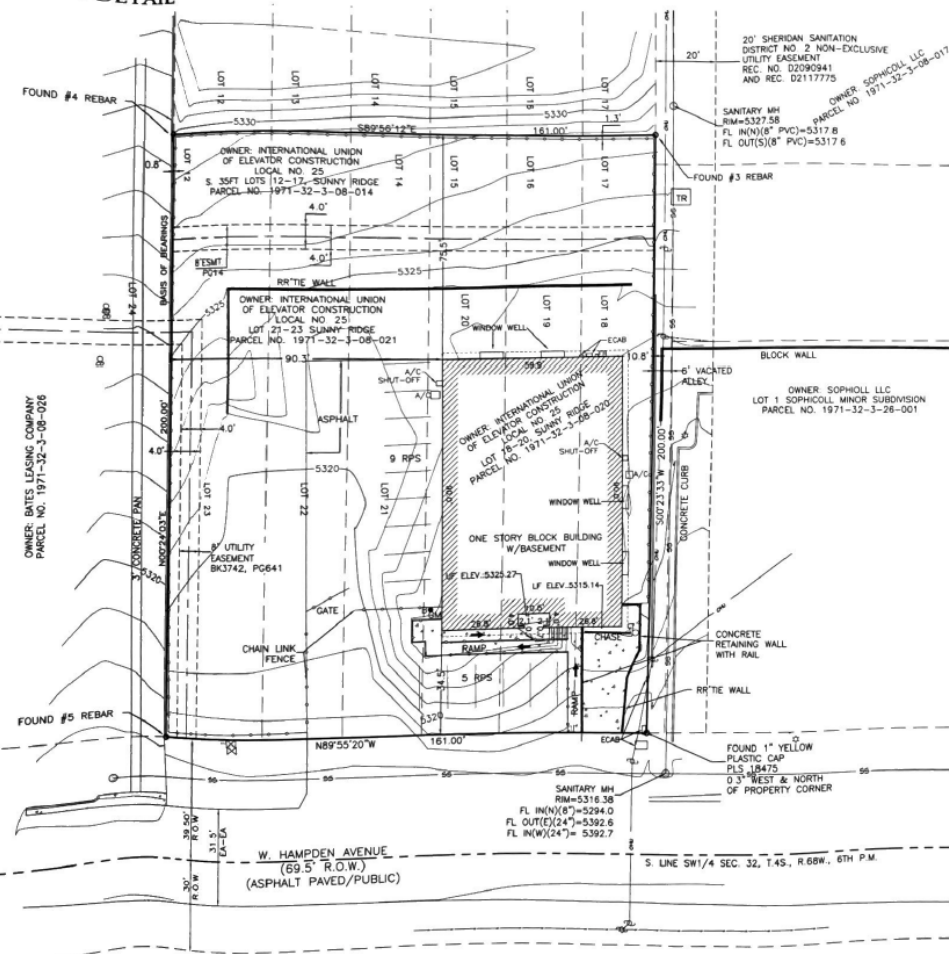
DEPOSITED THIS _____ DAY OF _____ 20____ AT _____ M., IN BOOK _____ OF THE COUNTY SURVEYOR'S LAND SURVEY/RIGHT-OF-WAY SURVEYS AT PAGE(S) _____ RECEPTION NUMBER _____



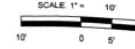
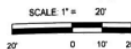
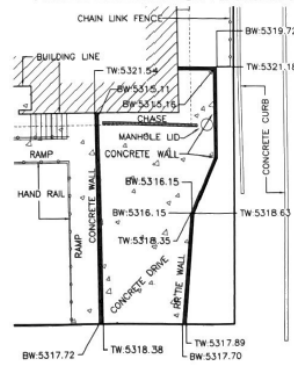
TYPE OF SUBMITTAL	ALTA/ACSM SURVEY
PREPARATION DATE	JULY 12, 2016
REVISION DATE	JULY 22, 2016
REVISION DATE	
REVISION DATE	
JOB NO. 501-16-185	501-16-185 (orig)

ISP1.01

PROPERTY DETAIL



WALL ELEVATION DETAIL





























SECTION

2

STRATEGIC LOCATION

Marcus & Millichap
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PARCEL MAP

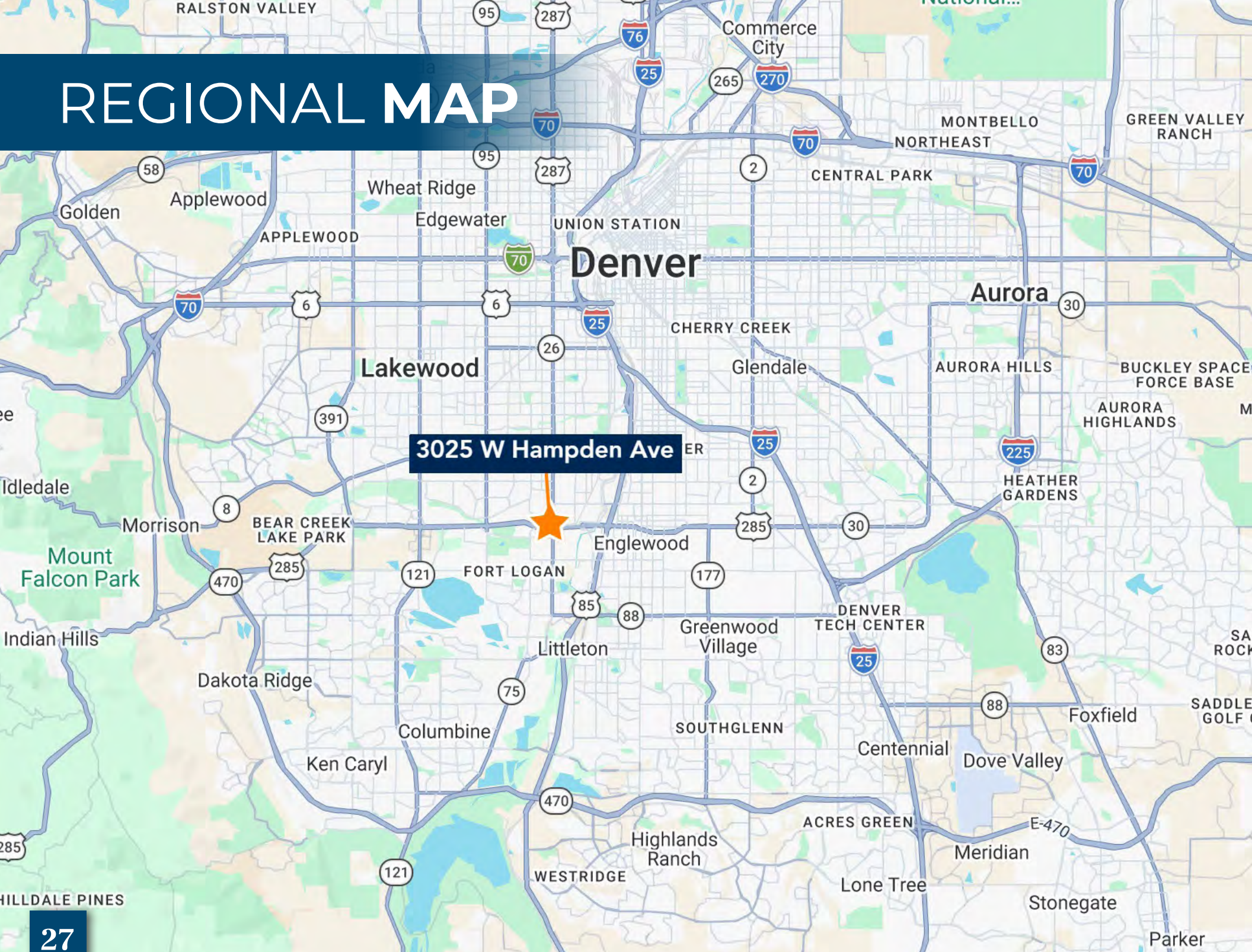
3025 W Hampden Ave



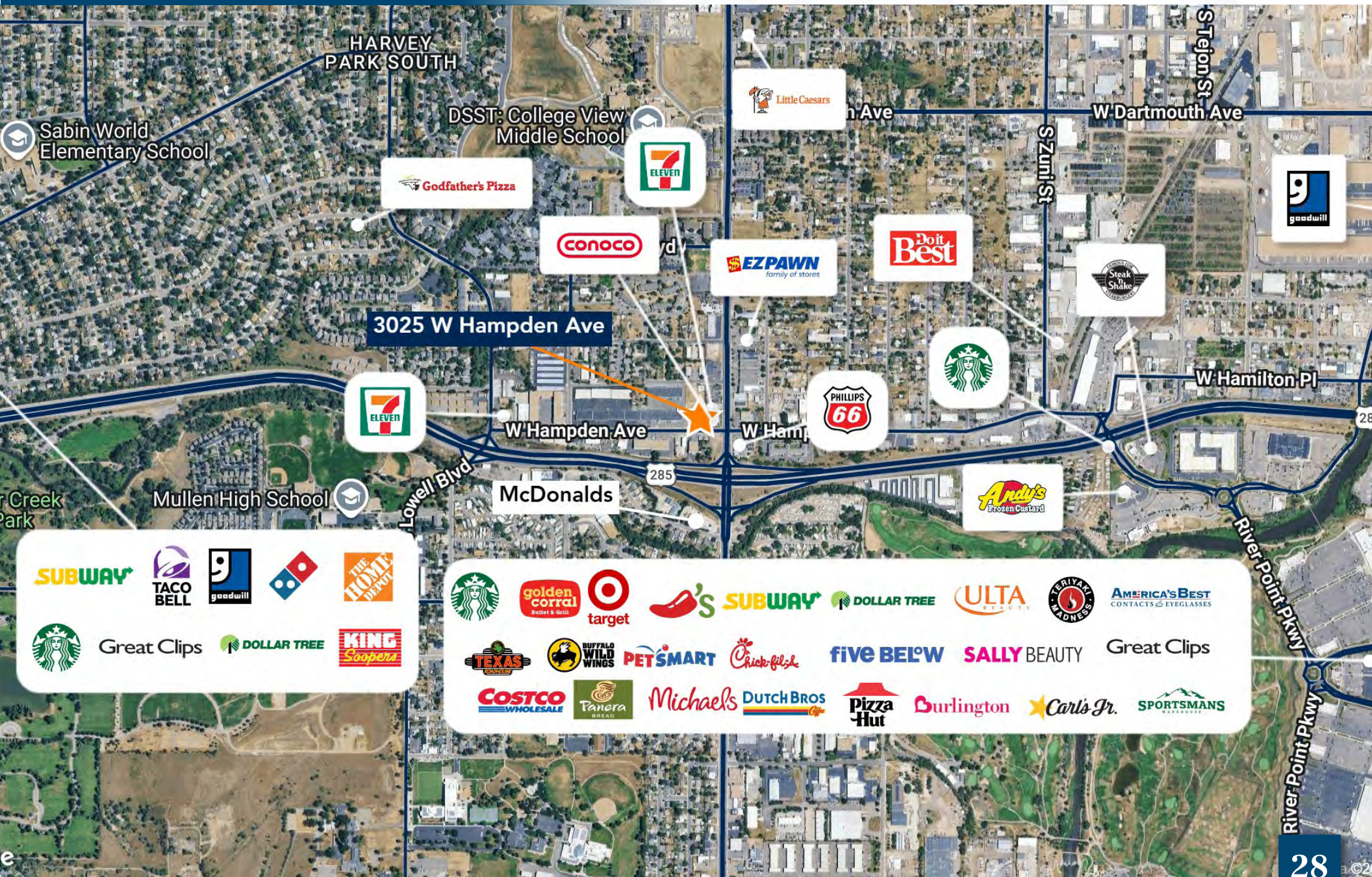
LOCAL MAP



REGIONAL MAP



RETAILER MAP



MARKET OVERVIEW

DENVER, CO

The Denver-Aurora-Lakewood metro is at the center of Colorado's Front Range, nestled at the convergence of the Great Plains and the majestic Rocky Mountains. The market comprises 10 counties: Broomfield, Arapahoe, Denver, Adams, Douglas, Jefferson, Clear Creek, Elbert, Gilpin, and Park. Denver, which is both a county and a city, is the largest of each, with approximately 717,000 residents. The market also includes the state capitol. The eastern and northern reaches of the metro are expected to attract the most future development, as land in these areas is relatively flat and affordable. The Front Range is also served by Denver International Airport, the largest airport in the United States by land area. Denver's elevation of 5,280 feet above sea level earns it the nickname "Mile High City." The market's youthful and outdoorsy reputation has helped draw regional offices from established companies seeking to attract talented employees.

HIGHLIGHTS:

- **Major Transportation Center:** Denver serves as the vital transportation gateway to the West, with a well-developed infrastructure. The region is accessed by three interstates and multiple freight rail lines.
- **Emphasis on Skilled Jobs:** Denver's highly educated labor force attracts tech employers. Over 40 percent of residents ages 25 and older hold at least a bachelor's degree, and approximately 30 percent of jobs are in office-using fields.
- **Alternative Energy:** The National Renewable Energy Laboratory in Golden helps bring energy-related businesses to the region, such as utility provider Xcel Energy and solar energy developer Korsail. Wind energy is also a focus, such as turbine manufacturer Vestas.



DENVER, CO

DEMOGRAPHICS

13,320

2025 POPULATION
WITHIN 1 MILE

126,363

2025 POPULATION
WITHIN 3 MILES

352,092

2025 POPULATION
WITHIN 5 MILES

37

MEDIAN AGE
WITHIN 1 MILE

\$83,801

AVERAGE HOUSEHOLD
INCOME WITHIN 1 MILE

\$104,543

AVERAGE HOUSEHOLD
INCOME WITHIN 3 MILES

5,441

2025 TOTAL HOUSEHOLDS
WITHIN 1 MILE

126,363

2025 TOTAL HOUSEHOLDS
WITHIN 3 MILES

2.4

AVERAGE HOUSEHOLD
SIZE WITHIN 1 MILE

DIFFERENT BROKERAGE RELATIONSHIPS ARE AVAILABLE WHICH INCLUDE SELLER AGENCY, BUYER AGENCY OR TRANSACTION-BROKERAGE.

BROKERAGE DISCLOSURE TO BUYER DEFINITIONS OF WORKING RELATIONSHIPS

Seller's Agent: A seller's agent works solely on behalf of the seller to promote the interests of the seller with the utmost good faith, loyalty and fidelity. The agent negotiates on behalf of and acts as an advocate for the seller. The seller's agent must disclose to potential buyers all adverse material facts actually known by the seller's agent about the property. A separate written listing agreement is required which sets forth the duties and obligations of the broker and the seller.

Buyer's Agent: A buyer's agent works solely on behalf of the buyer to promote the interests of the buyer with the utmost good faith, loyalty and fidelity. The agent negotiates on behalf of and acts as an advocate for the buyer. The buyer's agent must disclose to potential sellers all adverse material facts actually known by the buyer's agent, including the buyer's financial ability to perform the terms of the transaction and, if a residential property, whether the buyer intends to occupy the property. A separate written buyer agency agreement is required which sets forth the duties and obligations of the broker and the buyer.

Transaction-Broker: A transaction-broker assists the buyer or seller or both throughout a real estate transaction by performing terms of any written or oral agreement, fully informing the parties, presenting all offers and assisting the parties with any contracts, including the closing of the transaction, without being an agent or advocate for any of the parties. A transaction-broker must use reasonable skill and care in the performance of any oral or written agreement, and must make the same disclosures as agents about all adverse material facts actually known by the transaction-broker concerning a property or a buyer's financial ability to perform the terms of a transaction and, if a residential property, whether the buyer intends to occupy the property. No written agreement is required.

Customer: A customer is a party to a real estate transaction with whom the broker has no brokerage relationship because such party has not engaged or employed the broker, either as the party's agent or as the party's transaction-broker.

RELATIONSHIP BETWEEN BROKER AND BUYER

Broker and Buyer referenced below have NOT entered into a buyer agency agreement. The working relationship specified below is for a specific property described as:

_____ or real estate which substantially meets the following requirements:

Buyer understands that Buyer is not liable for Broker's acts or omissions that have not been approved, directed, or ratified by Buyer.

CHECK ONE BOX ONLY:

☒ **Multiple-Person Firm.** Broker, referenced below, is designated by Brokerage Firm to serve as Broker. If more than one individual is so designated, then references in this document to Broker shall include all persons so designated, including substitute or additional brokers. The brokerage relationship exists only with Broker and does not extend to the employing broker, Brokerage Firm or to any other brokers employed or engaged by Brokerage Firm who are not so designated.

☐ **One-Person Firm.** If Broker is a real estate brokerage firm with only one licensed natural person, then any references to Broker or Brokerage Firm mean both the licensed natural person and brokerage firm who shall serve as Broker.

CHECK ONE BOX ONLY:

☒ **Customer.** Broker is the ☐ seller's agent ☐ seller's transaction-broker and Buyer is a customer. Broker intends to perform the following list of tasks: ☐ Show a property ☐ Prepare and Convey written offers, counteroffers and agreements to amend or extend the contract. Broker is not the agent or transaction-broker of Buyer.

☐ **Customer for Broker's Listings – Transaction-Brokerage for Other Properties.** When Broker is the seller's agent or seller's transaction-broker, Buyer is a customer. When Broker is not the seller's agent or seller's transaction-broker, Broker is a transaction-broker assisting Buyer in the transaction. Broker is not the agent of Buyer.

☐ **Transaction-Brokerage Only.** Broker is a transaction-broker assisting the Buyer in the transaction. Broker is not the agent of Buyer.

Buyer consents to Broker's disclosure of Buyer's confidential information to the supervising broker or designee for the purpose of proper supervision, provided such supervising broker or designee does not further disclose such information without consent of Buyer, or use such information to the detriment of Buyer.

DISCLOSURE OF SETTLEMENT SERVICE COSTS. Buyer acknowledges that costs, quality, and extent of service vary between different settlement service providers (e.g., attorneys, lenders, inspectors and title companies).

THIS IS NOT A CONTRACT. IT IS BROKER'S DISCLOSURE OF BROKER'S WORKING RELATIONSHIP.

If this is a residential transaction, the following provision applies:

MEGAN'S LAW. If the presence of a registered sex offender is a matter of concern to Buyer, Buyer understands that Buyer must contact local law enforcement officials regarding obtaining such information.

BUYER ACKNOWLEDGMENT:

Buyer acknowledges receipt of this document on _____.

Buyer

Buyer

BROKER ACKNOWLEDGMENT:

On _____, Broker provided _____ (Buyer) with this document via _____ and retained a copy for Broker's records.

Brokerage Firm's Name: Marcus & Millichap Real Estate Investment Services of Atlanta, Inc.


Broker

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