

**8961 E HAMPDEN AVE**  
DENVER, CO 80231

Walmart+

SANTIAGO'S  
• FAITHFULLY AUTHENTIC •

SCANDINAVIAN  
DESIGNS

Hampden Street  
Antique Market

DOLLAR TREE

TACO STAR  
MEXICAN FAST FOOD

Tires LES SCHWAB

GENTLE TOUCH  
ANIMAL HOSPITAL

INDIA'S  
RESTAURANT

E HAMPDEN AVE (48,049 VPD)

**PAD SITE  
FOR SALE**



**KINSEY & COMPANY**  
COMMERCIAL REAL ESTATE

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## AVAILABILITY

Sale Price: \$450,000

Land Size: 0.49 Acres

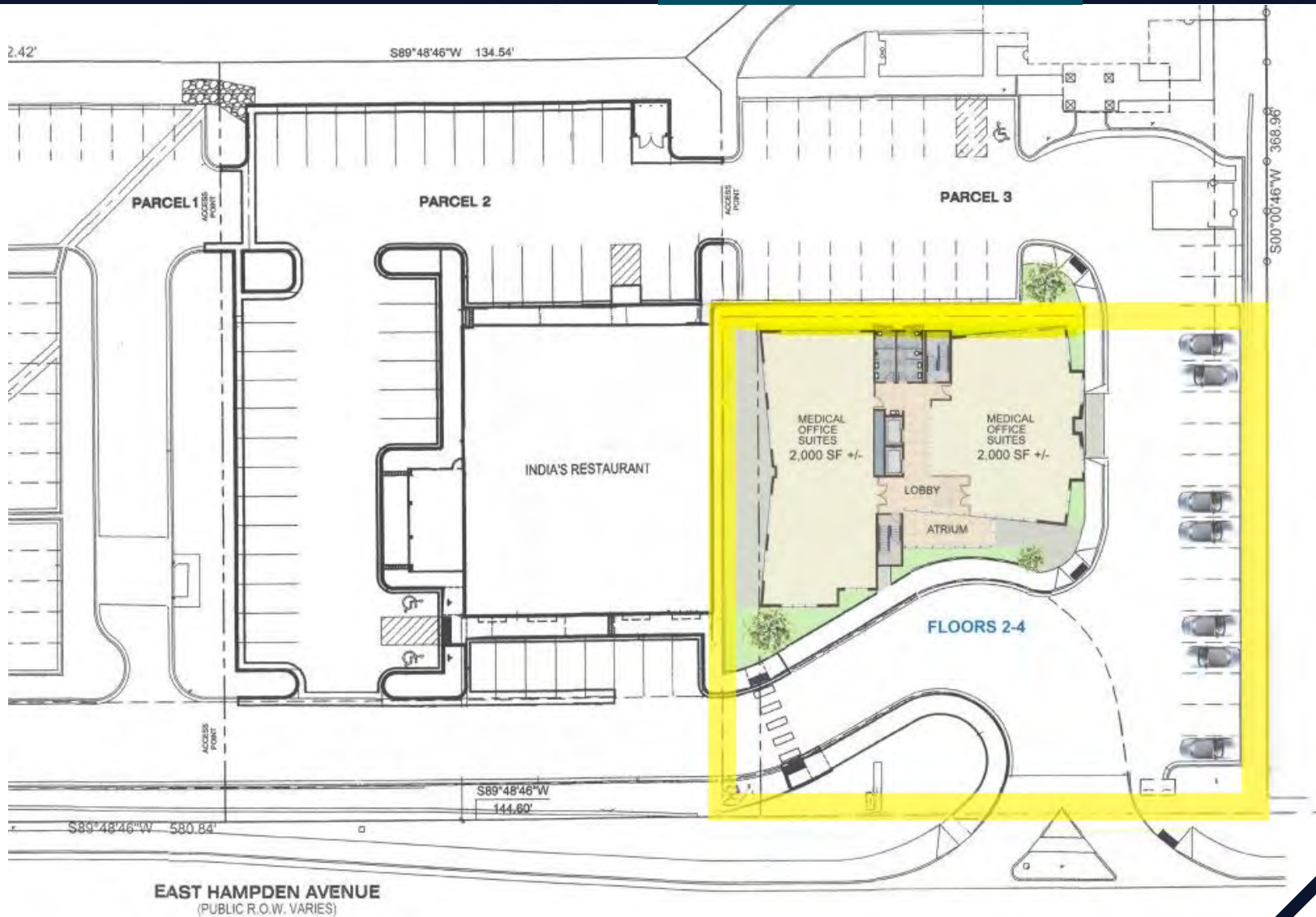
2025 Property Taxes Due in 2026: \$5,753.64

## HIGHLIGHTS

- Ability to construct a 5,500 SF building
- Located right along busy E Hampden Ave
- Close proximity to both I-25 and I-225
- Zoned S-MX-5A (Suburban - Mixed Use - 5 Stories)
- Dense population around the site

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**PAD SITE**  
POTENTIAL  
DESIGN PLAN



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**S YOSEMITE ST (23,729 VPD)**

**E HAMPDEN AVE (48,049 VPD)**



S-MX-5A is a Suburban Mixed Use district designed to allow a broad mix of residential, commercial, and civic uses. Per the Denver Zoning Code (Article 3, Division 3.4), the following categories of uses are permitted (most by-right, some subject to limitations or requiring zoning permit review):

**Residential (all by right):**

- Single Unit Dwelling
- Two Unit Dwelling
- Multi-Unit Dwelling (apartments, condos)
- Row House
- Tandem House
- Live/Work
- Accessory Dwelling Units (ADUs)

**Group Living (some by right, some with limitations):**

- Residential Care (small and large)
- Nursing Home / Assisted Living
- Congregate Living
- Student Housing

**Zoning Highlights:**

- **5 Stories By-Right:** Up to 70 feet of vertical development potential with no rezoning required
- **Mixed-Use Flexibility:** Residential (single-unit through multi-unit), retail, office, restaurant, hotel, medical, and civic uses permitted by right
- **Pedestrian-Oriented Design:** The “A” modifier requires active, street-facing buildings — enhancing long-term value and tenant appeal
- **No Minimum Parking:** Denver’s citywide parking reform allows developers to allocate capital to programmable square footage rather than structured parking
- **Multi-Unit Residential Permitted:** Supports apartment, rowhouse, live/work, and tandem house building forms
- **Mid-Rise Scale:** 5-story envelope supports strong yield on multifamily or mixed-use pro formas while remaining contextually suburban

**Commercial Sales, Service & Repair (by right, with some SF limits):**

- Retail sales (general, food, liquor, adult use excluded)
- Eating & drinking establishments (restaurants, bars, cafes)
- Personal services (salons, dry cleaners, fitness, etc.)
- Business services
- Pet services (no outdoor kennels)
- Vehicle-related uses are restricted (no drive-thrus, no auto sales/repair as by-right primary uses)

**Office (by right):**

- General office
- Medical/dental office
- Financial services (bank, credit union — but no drive-thru)

**Civic, Public & Institutional (mostly by right):**

- Schools (K-12, college, vocational)
- Religious assembly
- Library, museum, cultural exhibit
- Community center
- Government offices
- Daycare (child and adult)
- Medical/dental clinics

**Lodging (by right with limits):**

- Hotel
- Bed & breakfast



**Demographics**

	1 Mile	3 Miles	5 Miles
POPULATION	17,996	139,329	387,264
AVERAGE HOUSEHOLD INCOME	\$98,012	\$111,122	\$116,746
DAYTIME POPULATION	5,683	97,599	235,459

Source: CoStar

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