

Owner-User / Redevelopment For Sale



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3538 S. Pennsylvania St., Englewood, CO 80113



For Sale: \$549,000

PARCEL OVERVIEW

Building Size:	1,322± SF
Lot Size:	0.14± AC (6,250± SF)
YOC:	1910
Parking:	Ten Spaces (front & back)
Taxes:	\$5,316.70 (2025 payable in 2026)
Zoning:	M-2 (Medical/Office/Residential/Limited Retail)
Price:	\$549,000

PROPERTY HIGHLIGHTS

- ◆ One block south of the Swedish Medical Center
- ◆ Covered Land Opportunity
- ◆ Owner/User possibilities within walking distance to the hospital
- ◆ \$27,900 Annual Income. \$1,200 annual increases. Current lease expires April 2028.
- ◆ Walking distance to Swedish Hospital, Safeway, restaurants, and several retail centers.



Click Drone Image
for Aerial Video

Fuller Real Estate
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**Brokerage Disclosure
to Buyer**

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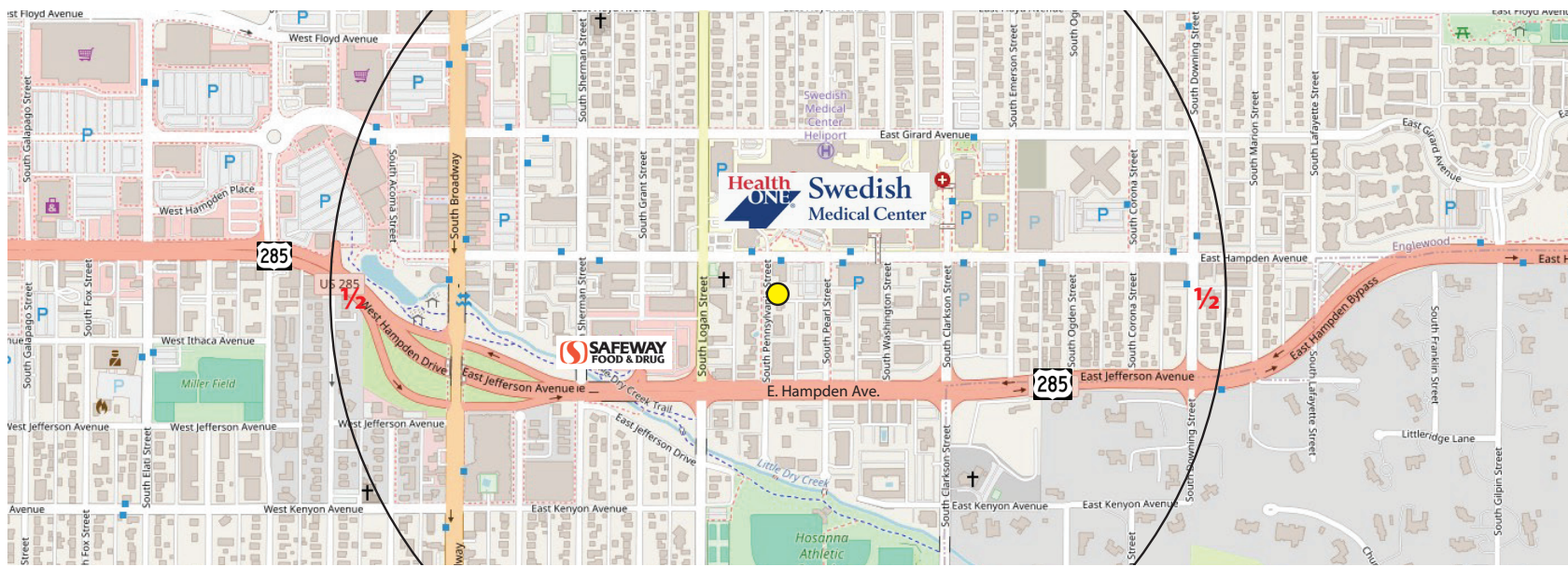
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LAND OFFICE INDUSTRIAL RETAIL INVESTMENTS

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Rear View of Property



DEMOGRAPHICS

1 Mile

3 Miles

5 Miles



Population

18,975

113,125

372,726



Households

9,665

48,841

162,948



Median HH Income

\$66,348

\$79,715

\$83,309



Median Age

38.50

37.00

38.30



Traffic

63,269 vpd - Hampden Ave. at S. Logan St. (2025)

Source: CoStar 2026

The information in this brochure was provided to Fuller Real Estate (FRE) by the owner of the property. FRE has not independently verified this information. Buyers have been advised by FRE to investigate the property including, without limitation, the physical condition of the property, access, availability of utility services, zoning, environmental risks, and soil conditions.