

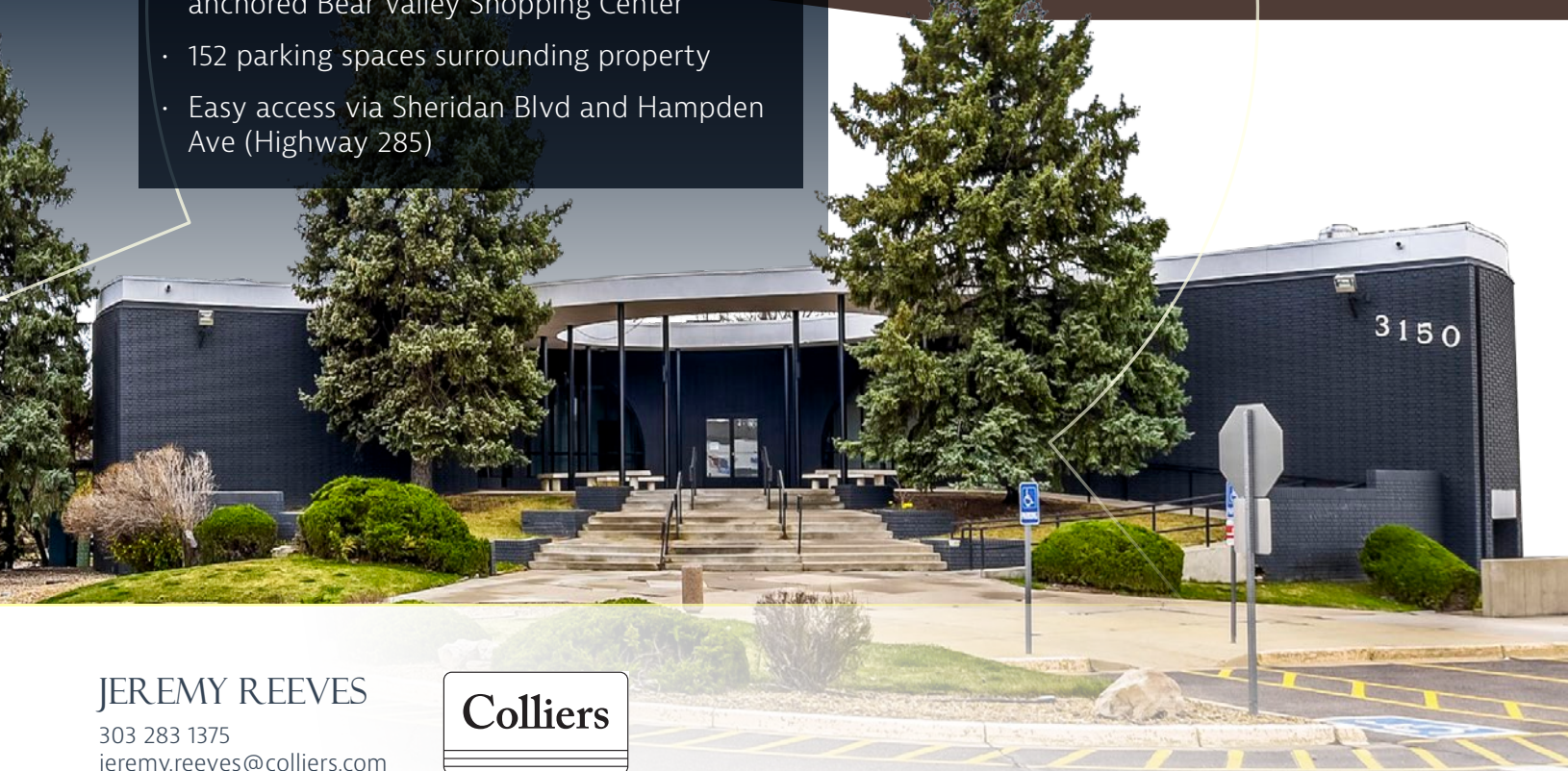
TWO BUILDING OFFICE CAMPUS

25,280 SF

3150 SOUTH SHERIDAN BLVD

DENVER | COLORADO
8 0 2 2 7

- Mix of office/classroom/training space
- Located in King Soopers/Home Depot anchored Bear Valley Shopping Center
- 152 parking spaces surrounding property
- Easy access via Sheridan Blvd and Hampden Ave (Highway 285)



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OFFERING AT:
\$2,450,000

3150 S. Sheridan Boulevard presents a unique opportunity to acquire a 25,380-square-foot, two-building office campus situated on a 2.49-acre fee-simple site within the active Bear Valley Shopping Center anchored by King Soopers and Home Depot. The property features distinctive architecture, including a curved courtyard-style building (classroom/training buildout) and a two-story building (traditional office buildout) with a glass atrium entrance and vaulted lobby, connected by a covered walkway and outdoor gathering areas. Located near the signalized intersection of Highway 285 and Sheridan Boulevard, the property benefits from exceptional visibility, and immediate access to major retail amenities and main roadway. The campus offers abundant parking (6.0 spaces per 1,000 SF) and flexible layouts suitable for office, medical, educational, and other commercial uses. The property combines strong area demographics, excellent accessibility/visibility, and abundant parking.

FOR SALE: 3150 S. Sheridan Blvd. | Denver, CO 80227

PROPERTY FEATURES



Prime Bear Valley Shopping Center location



Highway 285 frontage



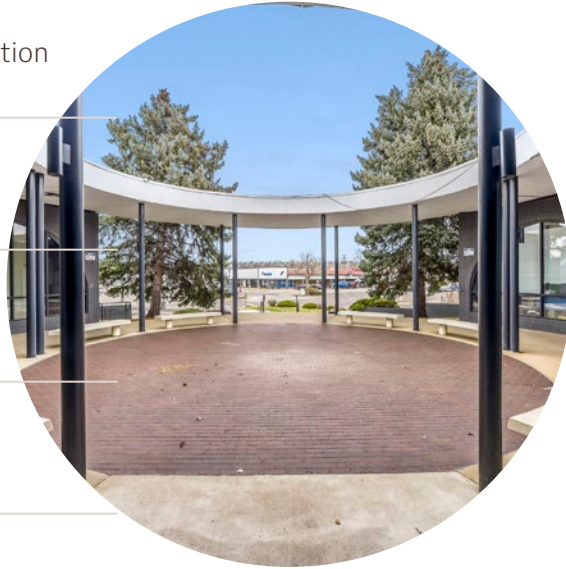
Exceptional visibility and signage exposure



Abundant 6:1,000 parking ratio



Flexible office, classroom/training, and medical uses



Retail and restaurant amenities onsite



Dense infill Denver location



Attractive courtyard campus environment



Strong owner — user opportunity



Immediate access to major thoroughfares



Established, high-traffic trade area



Turnkey educational or office conversion potential



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PROPERTY DETAILS

13,256 SF

Building A (Crescent Bldg.)

🔨 BUILT 1968

12,124 SF

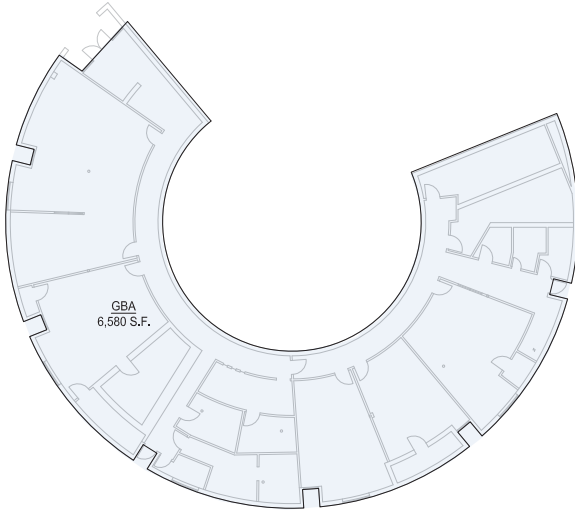
Building B (Square Bldg.)

BUILT 1999 🔨

- Site — 2.4 acres
- 152 parking spaces (6.0/1,000 SF ratio)
- 800-amp electrical service
- Fully sprinklered buildings
- Zoning — B-3
- Elevator service in the Square Building
- Building A had a new roof installed 2012 with 20 year warranty

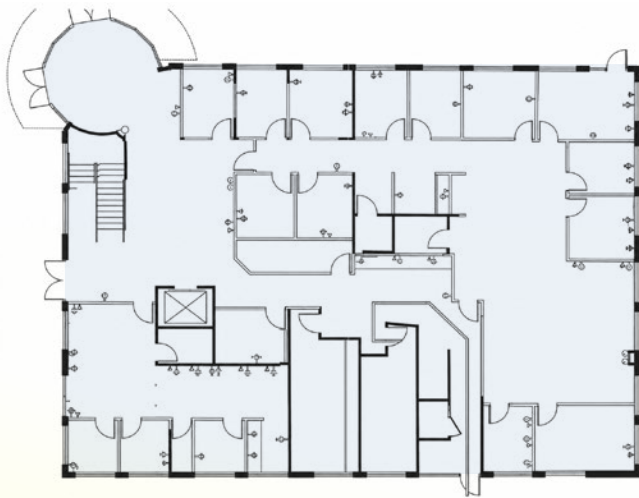
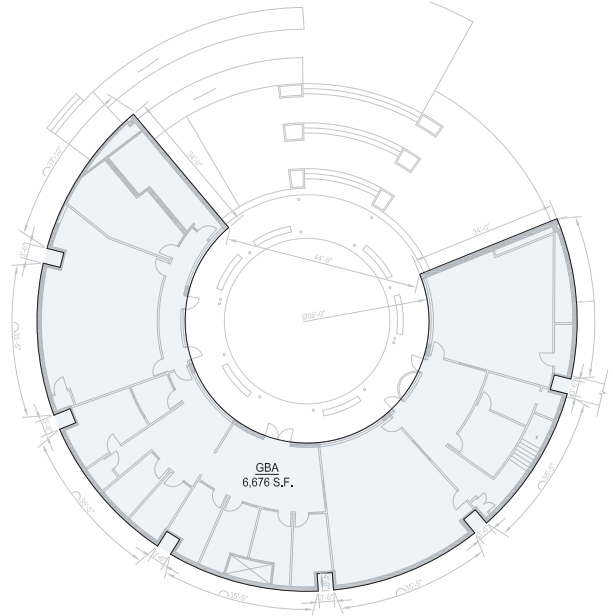
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PROPERTY FLOORPLANS



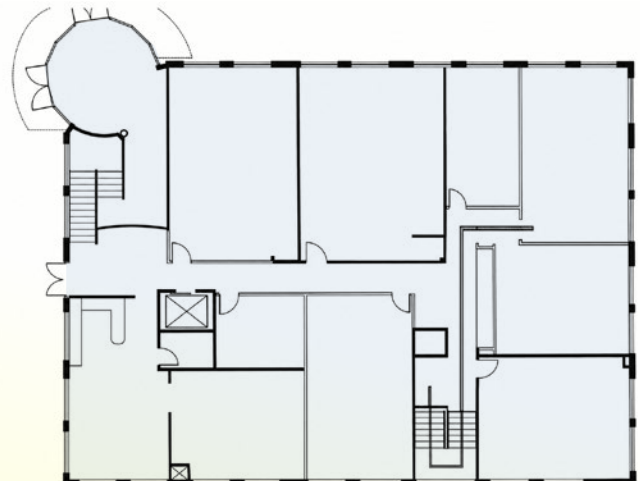
3150 (Crescent Bldg.)
FIRST FLOOR

SECOND FLOOR



3150-A (Square Bldg.)
FIRST FLOOR

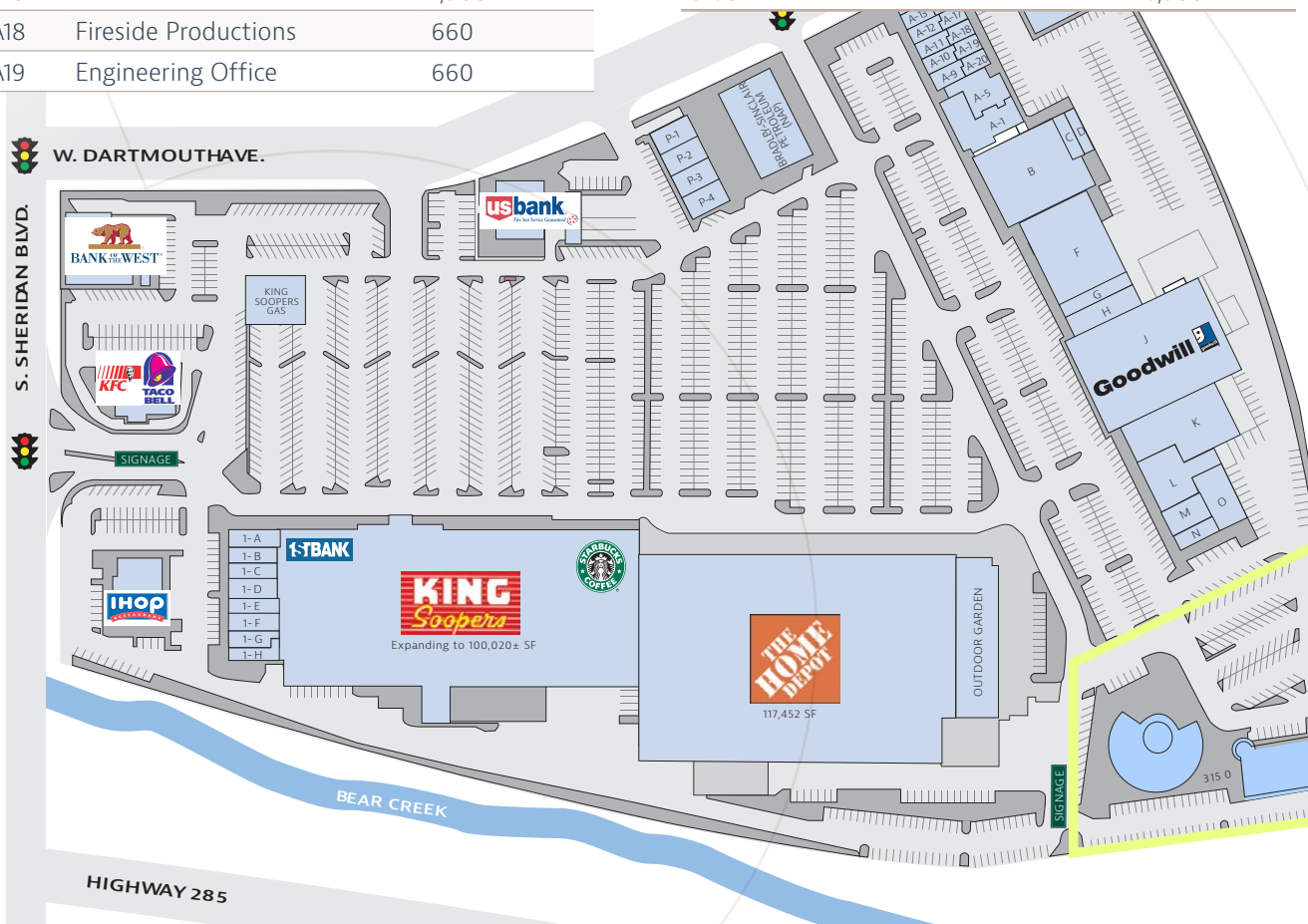
SECOND FLOOR



SITE PLAN

#	Tenant	SF
1A	Subway	1,724
1B	GNC	1,488
1C	Sally Beauty	1,450
1D	Denver Vision	2,011
1E	Sprint	1,505
1F	Credit Union of Colorado	1,800
1G	Nefer Nails	1,464
1H	AVAILABLE	1,048
A1	Denver Motor Vehicles	3,977
A5	Fanzcy Boutique	3,317
A9	Ber Valley Lock & key	880
A10	Progressive Insurance	880
A11	AVAILABLE	880
A12	Merle Norman	880
A13	AVAILABLE	880
A14	AVAILABLE	800
A15	AVAILABLE	660
A16-17	AVAILABLE	1,980
A18	Fireside Productions	660
A19	Engineering Office	660

#	Tenant	SF
20	Cop Shop	660
B	Dollar Tree	11,864
C	AVAILABLE	960
D	Councilwoman Jeanne Faatz	960
F	Liquor Store	12,265
G	Great Clips	1,172
H	New Happy Chinese	2,838
J	Goodwill	24,464
	AVAILABLE	9,307
L	Laundry Mat (CBCB Holdings)	4,300
M	AVAILABLE	2,030
N	Casino Shuttle	1,209
O	Little Pub	3,512
P1	Dentistry 360	1,550
P2	AVAILABLE	1,384
P3	One Mobile, LLC	1,435
P4	CWI Kitchen Showroom	1,499
3150	AVAILABLE	25,380



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LOCATION AERIAL



3150-A

3150

W. Dartmouth Ave.

S. Sheridan Blvd.

Bear Valley
Shopping Center

ihop

KING
Soopers

THE
HOME
DEPOT

9
goodwill

285

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3150 SOUTH SHERIDAN BLVD

DENVER

8

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|

2

COLORADO

2

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