

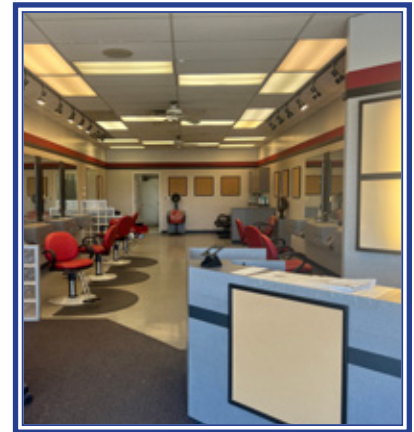
RETAIL FOR LEASE IN SAFEWAY ANCHORED SHOPPING CENTER

3531 SOUTH LOGAN STREET | ENGLEWOOD, COLORADO



2 UNITS AVAILABLE

- 1,170 SF - Unit L, 900 SF - Unit J
- LEASE RATE: \$23.50/SF
- NNN's: \$8.00/SF (2024 estimate)
- Terms: 3-10 Years
- TI Allowance: Negotiable



PROPERTY HIGHLIGHTS

- **BUSY** Safeway anchored shopping center located on the Northwest corner of Hampden Avenue and Logan Street
- **EXCELLENT** visibility and access on Hampden Avenue and Logan Street
- **CO-TENANTS** include: Safeway, UPS Store, Sub Center
- **FULLY** built out hair salon space available

ANCHORED BY:



BRENT HAM
Cell: 303.513.8189
brent.ham@navpointre.com

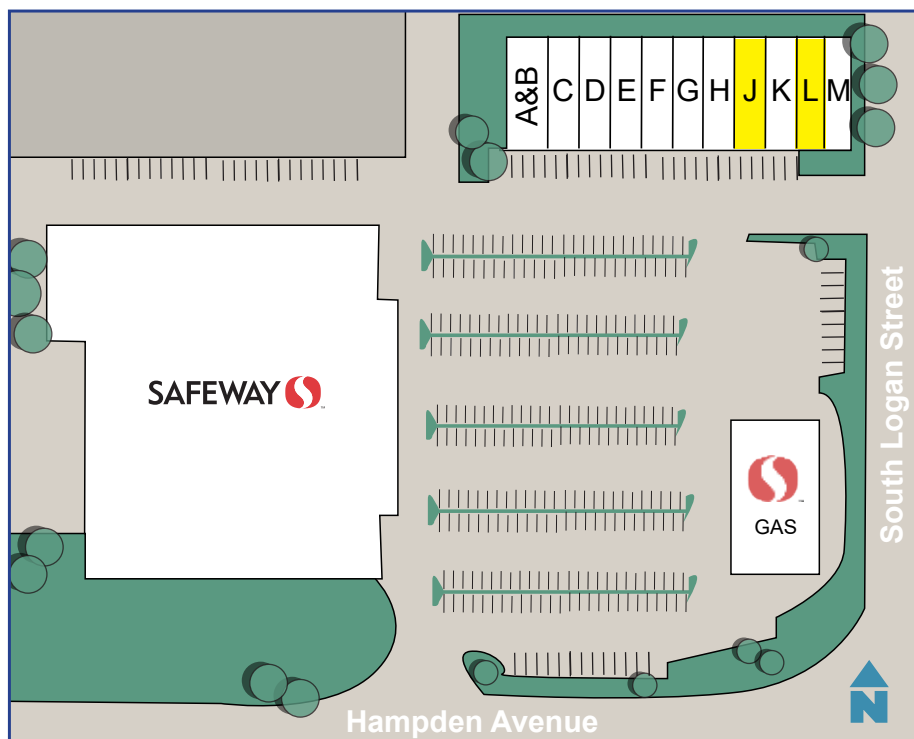
navpoint
REAL ESTATE GROUP
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Retail For Lease | 3531 South Logan Street | Englewood, CO

#	TENANT	SF
A&B	Eye Logic	
C	Unlimited PCS, Inc.	
D	UPS Store	
E	Nails	
F	Cleaners	
G	Pizza	
H	Dairy Queen	
J	Available¹	900 SF
K	Liquor	
L	Available²	1,170 SF
M	Chinese Restaurant	

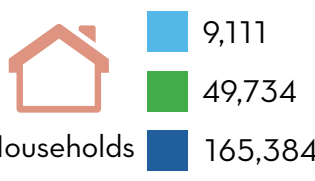
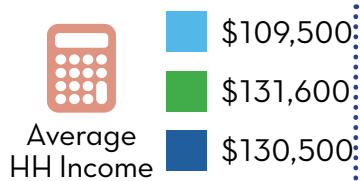
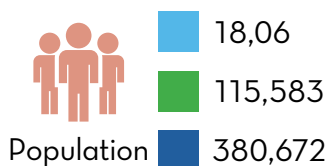
¹Former Sandwich Shop

²Former Cost Cutter Space



DEMOGRAPHICS

1 MILE 3 MILE 5 MILE



AVG. DAILY TRAFFIC COUNTS 2023

- E Jefferson Ave & S Logan St W – 27,553
- E Jefferson Ave. & S Logan St. E – 28,493
- Hampden Byp & S Logan St. W – 1,903
- S Logan St. & E Girard Ave. N – 4,035

The information contained herein is from sources deemed reliable. We have no reason to doubt its accuracy but do not guarantee it. It is the responsibility of the person viewing this information to independently verify it. This package is subject to change, prior sale, or complete withdrawal.