

1008 E Hampden Ave, Englewood, CO 80113
1002 E Hampden Ave, Englewood, CO 80113
3510 S Ogden St, Englewood, CO 80113
Sales Price: \$1,800,000

OFFERING MEMORANDUM



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3 Parcels of Land Assemblage

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Table of Contents

Property Overview	04.
Property Photos	05.
Development & Design	08.
Property Details	12.
Location	14.
Location Overview	15.
Employment Overview	19.
Meet the Team	20.

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Property
Overview

Property Photos



Property Photos



Property Photos



Development & Design



5 RESIDENTIAL DEVELOPMENT AND DESIGN 16-5-3 DEVELOPMENT AND DIMENSION STANDARDS

Table 5-2: Residential Building and Lot Standards

Building Type	# of Units		Minimum Lot Standards			Building Standards			
	Principal	ADU [2]	Area	Width	Lot Coverage	Height	Front [3]	Side	Rear
R-1-A									
Detached House	1	1	9K	75'	40%	30'	25'	7'	20'
Detached House – Front Corner Lot [1]	1	-	6K	75'	50%	30'	25'	5'	5'
Detached House – Rear Corner [1]	1	-	3K	40'	50%	25'	10'	5'	5'
Detached House – Courtyard Lot [1]	1	-	3K	25'	60%	25'	5' – 25'	3'	10'
R-1-B									
Detached House	1	1	7.2K	60'	40%	30'	25'	5'	20'
Detached House – Front Corner Lot [1]	1	-	4.8K	60'	50%	30'	25'	5'	5'
Detached House – Rear Corner [1]	1	-	2.4K	40'	55%	25'	10'	5'	5'
Detached House – Courtyard Lot [1]	1	-	2.4K	25'	60%	25'	5' – 25'	3'	10'
R-1-C									
Detached house	1	1	4.5K	37'	40%	30'	25'	5'	20'
Detached House – Front Corner Lot [1]	1	-	4K	50'	50%	30'	25'	5'	5'
Detached House – Rear Corner Lot [1]	1	-	2K	40'	55%	25'	10'	5'	5'
Detached House – Courtyard Lot [1]	1	-	2K	25'	60%	25'	5' – 25'	3'	10'

Development & Design



5 RESIDENTIAL DEVELOPMENT AND DESIGN 16-5-3 DEVELOPMENT AND DIMENSION STANDARDS

R-2-A									
Detached House	1	1	3K	25'	50%	25'	25'	3'	20'
Multi-unit House	2	1	6K min. 7.5K max.	50'	40%	30'	25'	5'	20'
Multi-unit House – Corner Lot (1)	3-4	1	6K min. 10K total max	50'	40%	30'	25'	5'	20'
Attached House	2	1	3K / unit min	25' / unit min. 75' total max.	40%	30'	25'	5'	20'
Attached House – End Grain Lot (1)	3-4	1	1.5K / unit min	15' / unit min 125' total max	60%	30'	10' – 25'	5'	20'
R-2-B									
Detached House	1	1-3	3K	25'	50%	25'	25'	3'	20'
Multi-unit House	2-4	1	6K min 10 K total max	50'	40%	30'	25'	5'	20'
Attached House	2-6	1	1.5K / unit min	15' / unit min 125' total max	60%	30'	15' – 25'	5'	20'
Apartment – Corner Lot (1)	5-8	-	1.2K / unit min 12.5K total max	50' – 100'	60%	30'	15' - 25'	5'	20'
MU-R-3-A									
Detached House	1	1-3	3K	25'	50%	30'	25'	3'	20'
Multi-unit House	2-4	1	6K min. 10K max	50'	50%	30'	25'	5'	20'
Attached House	2-6	1	1.5K / unit min	15' / unit min 125' total max	60%	40'	15' – 25'	5'	20'

Final Draft
September 2023

Title 16: Unified Development Code
5-4

Development & Design



5 RESIDENTIAL DEVELOPMENT AND DESIGN 16-5-3 DEVELOPMENT AND DIMENSION STANDARDS

Table 5-2: Residential Building and Lot Standards

Building Type	# of Units		Minimum Lot Standards			Building Standards			
	Principal	ADU [2]	Area	Width	Lot Coverage	Height	Setbacks		
							Front [3]	Side	Rear
Apartments / Mixed Use	5 - 8	-	1.2K / unit min. 12.5K total max	50' - 100'	70%	40'	15' - 25'	5'	20'
MU-R-3-B									
Detached House	1	1 - 3	3K	25'	50%	30'	25'	3'	20'
Multi-unit House	2 - 4	1	6K min. 10 K max	50'	50%	30'	25'	5'	20'
Attached House	2 - 6	1	1.5K / unit min	15' / unit min 125' total max	60%	40'	15' - 25'	5'	20'
Apartments / Mixed Use	5 - 16	-	1.1K / unit min. 20K total max	50' - 150'	70%	40'	15' - 25'	5'	20'
MU-R-3-C Districts									
Detached House	1	1 - 3	3K	25'	50%	30'	25'	3'	20'
Multi-unit House	2 - 4	1	6K min. 10 K max	50'	50%	30'	25'	5'	20'
Attached House	2 - 6	1	1.5K / unit min	15' / unit min 125' total max	60%	40'	15' - 25'	5'	20'
Apartments / Mixed Use	5+	-	6K min.	50' - 300'	70%	40'	15' - 25'	5'	20'
All R-1, R-2, and MU-R-3 Districts									
Other Building Types <i>Any permitted freestanding non-residential uses</i>	n/a		24K	200' - 300'	40%	32'	25'	15'	25'

Development & Design

- [1] Building type is only allowed in limited locations and the lot dimension standards apply in conjunction with the additional criteria in EMC § 16-5-3.C.2.
- [2] Accessory dwelling units (ADUs) are subject to additional site, dimension, design, and operation standards in EMC § 16-4-4.B.
- [3] Front setbacks may be modified on a block by block basis, subject to the frontage design standards in EMC § 16-5-4.B, Frontage Design, and through the administrative adjustment process and criteria in EMC § 16-2-11.

B. Accessory Buildings – Residential. Accessory buildings shall be permitted in association with and on the same lot as a principal building, subject to the standards in Table 5-3, Residential Accessory Structures, and to the following additional limitations.

Type	Quantity	Size [1]	Height	Setbacks
<i>Minor Structure (small shed, and similar structures)</i>	<ul style="list-style-type: none"> ▪ 1 / lot ▪ + 1 / each 10k s.f.; ▪ Maximum of 3 	<ul style="list-style-type: none"> ▪ 200 s.f. max 	<ul style="list-style-type: none"> ▪ 12 feet max 	<ul style="list-style-type: none"> ▪ 3 feet side or rear ▪ Behind the rear building line of the principal structure
<i>Secondary Building (detached accessory building)</i>	<ul style="list-style-type: none"> ▪ 1 / principal building 	<ul style="list-style-type: none"> ▪ 15% of the lot, up to 1,000 s.f. max. 	<ul style="list-style-type: none"> ▪ 16 feet max ▪ 25 feet if ADU is placed above operable garage; but no higher than the principle structure 	<ul style="list-style-type: none"> ▪ 3 feet from side and rear; 6 feet if vehicle entrance faces an alley ▪ Behind the front of building line of the principal structure

Any building over 12' high or more than 200 square feet shall meet the design standards in EMC § 16-5-4

[1] In addition to the limits in this table, all permitted accessory buildings are subject to the lot coverage standards in Table 5-2 in conjunction with the principal building and other accessory structures.

Property Details

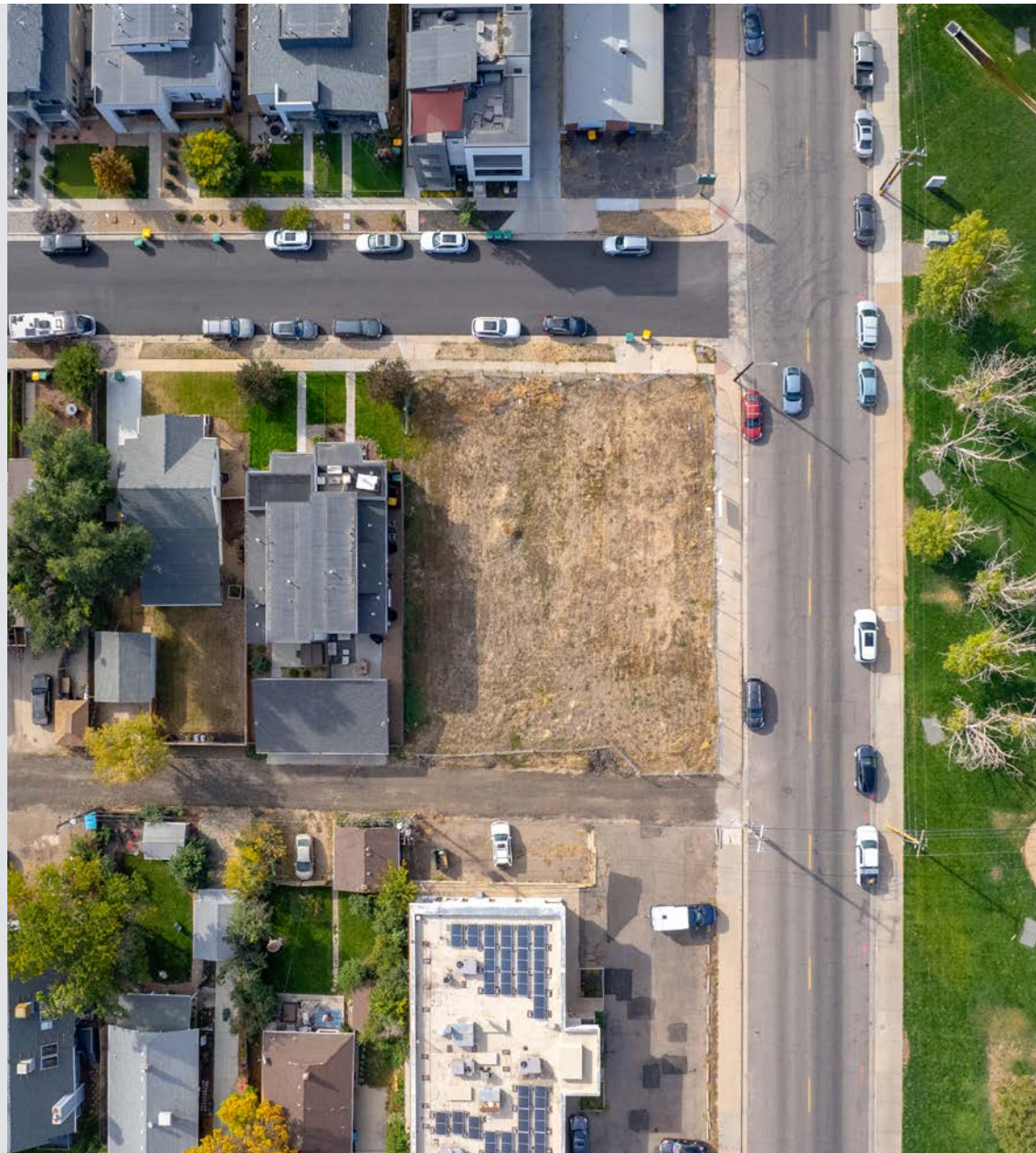
LOCATION		LOCATION		LOCATION	
Property Address	1008 E Hampden Ave	Property Address	1002 E Hampden Ave	Property Address	3510 S Ogden St
City, State, Zip	Englewood, CO 80113	City, State, Zip	Englewood, CO 80113	City, State, Zip	Englewood, CO 80113
County	Arapahoe County	County	Arapahoe County	County	Arapahoe County
PROPERTY		PROPERTY		PROPERTY	
Lot Acres	0.0669	Lot Acres	0.0852	Lot Acres	0.13
Lot Sq Ft	2,915 Sq Ft	Lot Sq Ft	3,710 Sq Ft	Lot Sq Ft	5,663 Sq Ft
Year Built	1928	Year Built	1937	Year Built	1928
Type	COML LOT	Type	COML LOT	Type	COML LOT
Zoning	Vacant Commercial Lots	Zoning	Vacant Commercial Lots	Zoning	Vacant Residential Lots
Land Use - County	9,500 SF	Land Use - County	9,500 SF	Land Use - County	9,500 SF



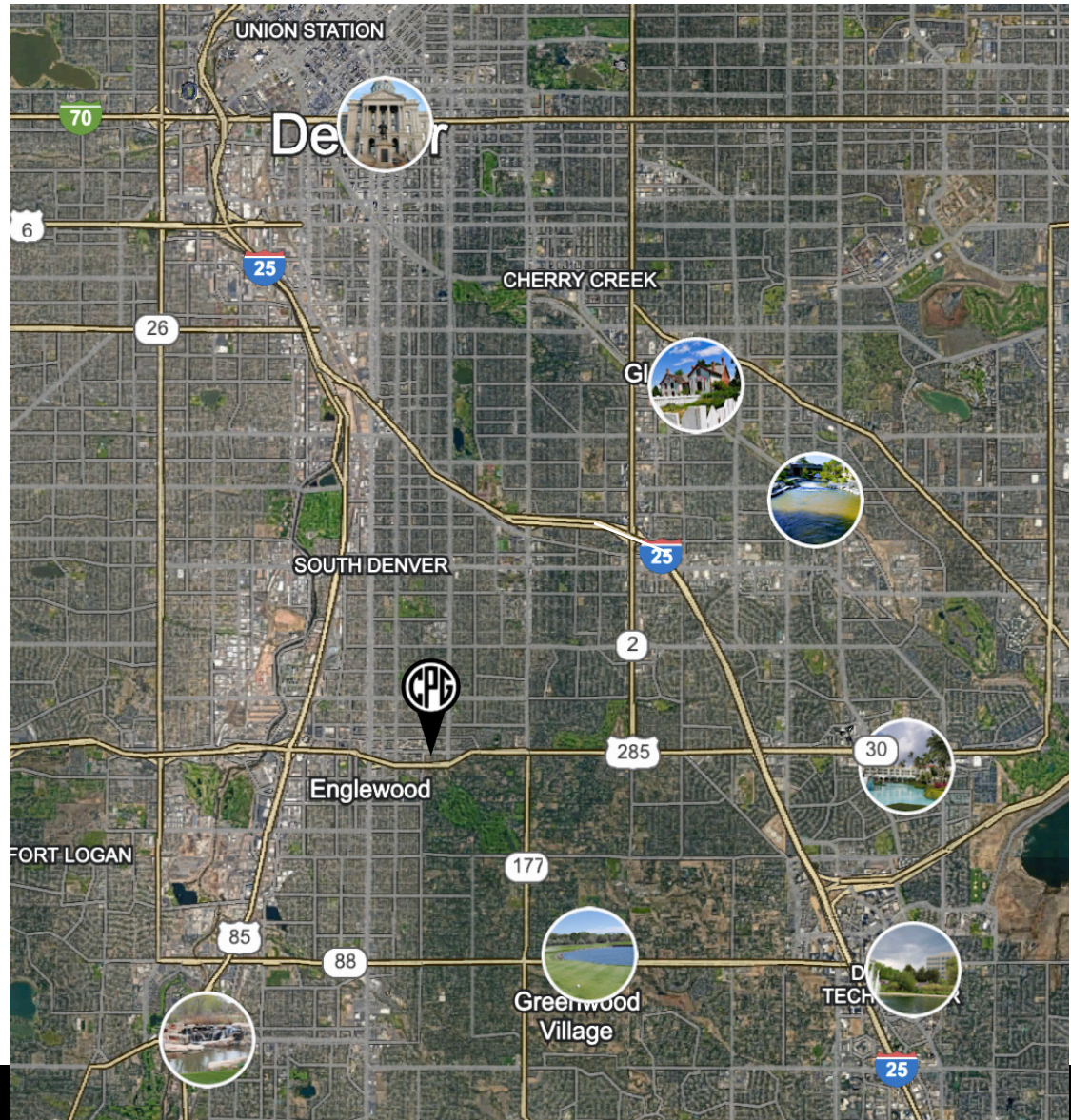
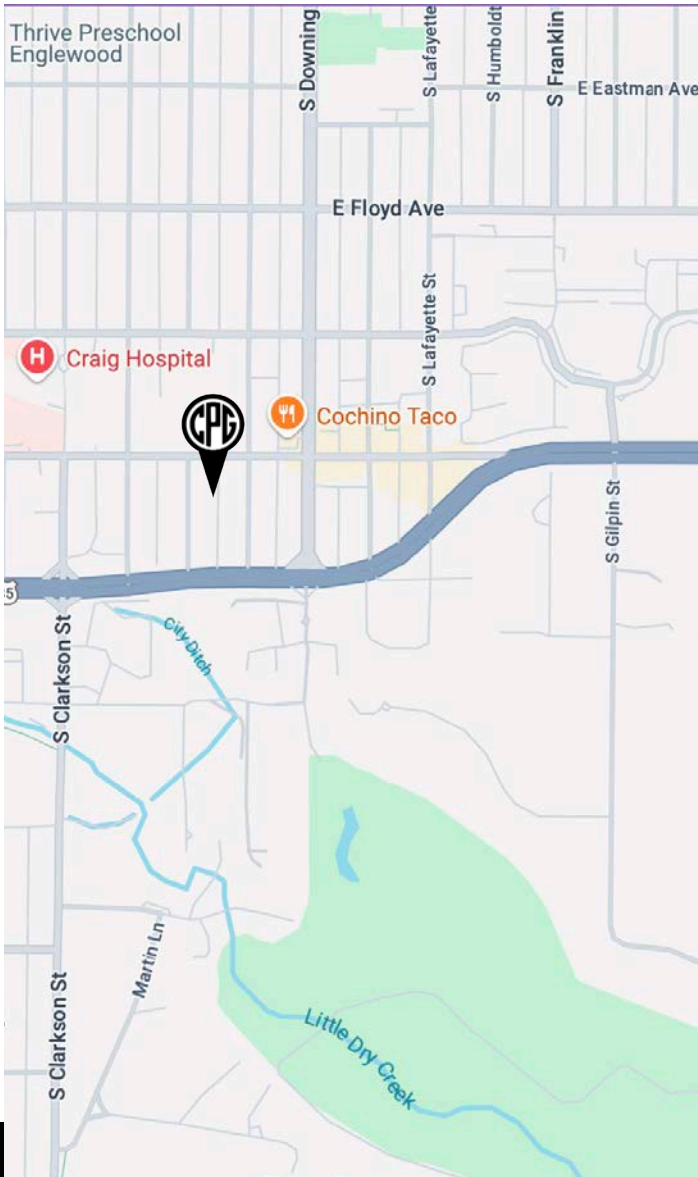
Property Details

3 Parcels of Land Assemblage in Englewood

Capital Property Group- Ryerson Team is pleased to represent the opportunity to acquire a prime development site in the heart of old Englewood across from HCA HealthONE Swedish hospital complex. The total square footage for this site is **12,288 sqft**. The site is zoned MU- R-3-C which allows for a mix of uses. You can build mix used Multi-family, Commercial/Retail, and or mix used Medical. Please refer to the attached MU-R-3-C table for setbacks.



Location



Englewood, Colorado



Englewood, CO



Location
Overview

Englewood, CO

ABOUT

In 2022, Englewood, CO had a population of 33.6k people with a median age of 36.1 and a median household income of \$79,375. Between 2021 and 2022 the population of Englewood, CO grew from 33,500 to 33,634, a 0.4% increase and its median household income grew from \$72,193 to \$79,375, a 9.95% increase.

The 5 largest ethnic groups in Englewood, CO are White (Non-Hispanic) (70.4%), White (Hispanic) (8.04%), Two+ (Hispanic) (5.11%), Other (Hispanic) (4.28%), and Two+ (Non-Hispanic) (4.21%).

None of the households in Englewood, CO reported speaking a non-English language at home as their primary shared language. This does not consider the potential multi-lingual nature of households, but only

In 2022, the median property value in Englewood, CO was \$472,400, and the homeownership rate was 48.2%.

Most people in Englewood, CO drove alone to work, and the average commute time was 23.5 minutes. The average car ownership in Englewood, CO was 2 cars per household.

ECONOMY

The economy of Englewood, CO employs 20.4k people. The largest industries in Englewood, CO are Health Care & Social Assistance (2,526 people), Professional, Scientific, & Technical Services (2,356 people), and Retail Trade (2,271 people), and the highest paying industries are Utilities (\$136,500), Management of Companies & Enterprises (\$90,918), and Information (\$79,085).

2022 POPULATION

33,634

0.4% 1-YEAR GROWTH

2022 MEDIAN AGE

36.1

0% 1-YEAR CHANGE

2022 POVERTY RATE

8.27%

7.32% 1-YEAR DECREASE

2022 MEDIAN HOUSEHOLD INCOME

\$79,375

9.95% 1-YEAR GROWTH

2022 MEDIAN PROPERTY VALUE

\$472,400

15.3% 1-YEAR GROWTH

Belleview Park



Location Overview



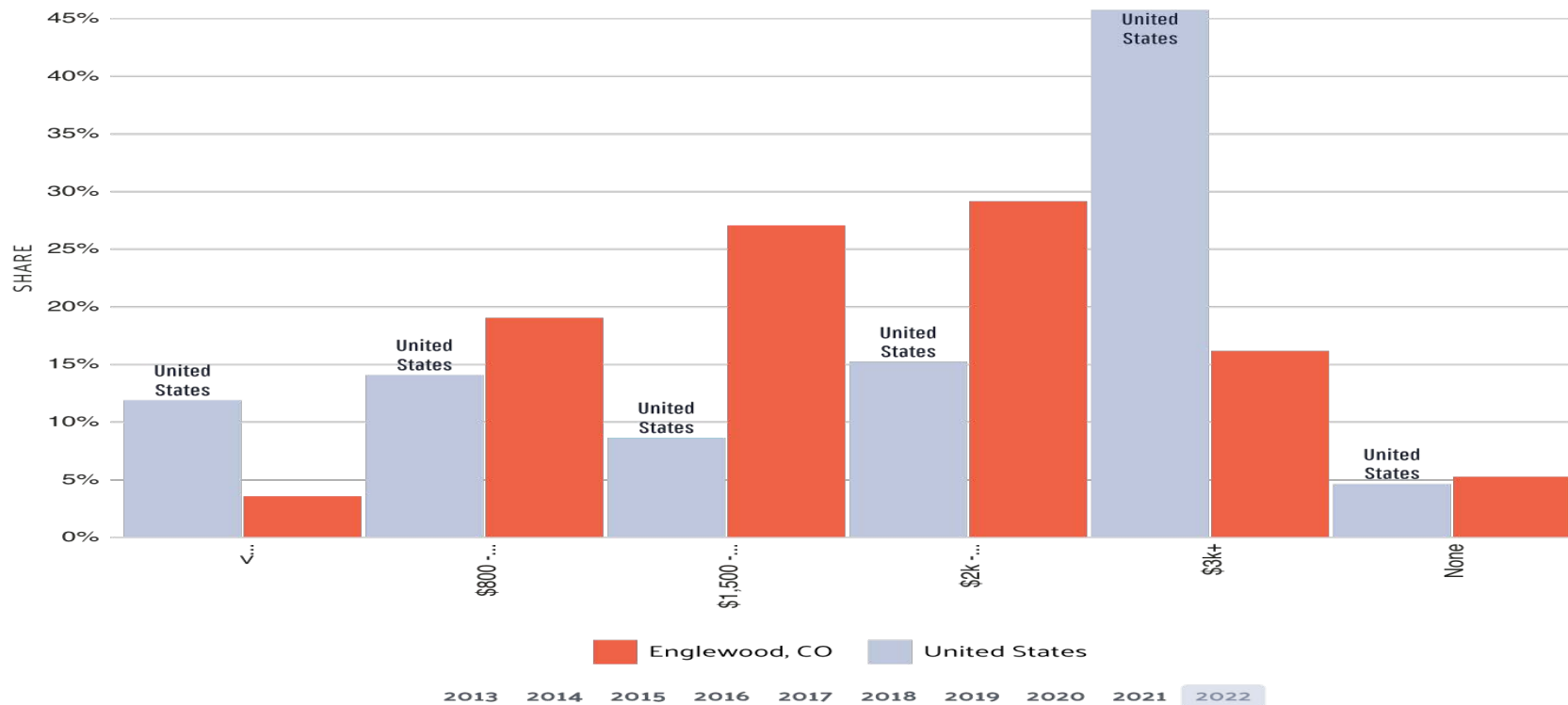
ARAPAHOE COUNTY

The following chart display owner-occupied housing units distributed between a series of property tax buckets compared to the national averages for each bucket. In Englewood, CO the largest share of households pay taxes in the \$800 - \$1,499 range.

The chart underneath the paragraph shows the property taxes in Englewood, CO compared to it's parent and neighbor geographies.

\$472,400
2022 MEDIAN
PROPERTY VALUE
+ \$7,540

\$7,565
2022 MEDIAN
PROPERTY TAXES
+ \$539



Location Overview

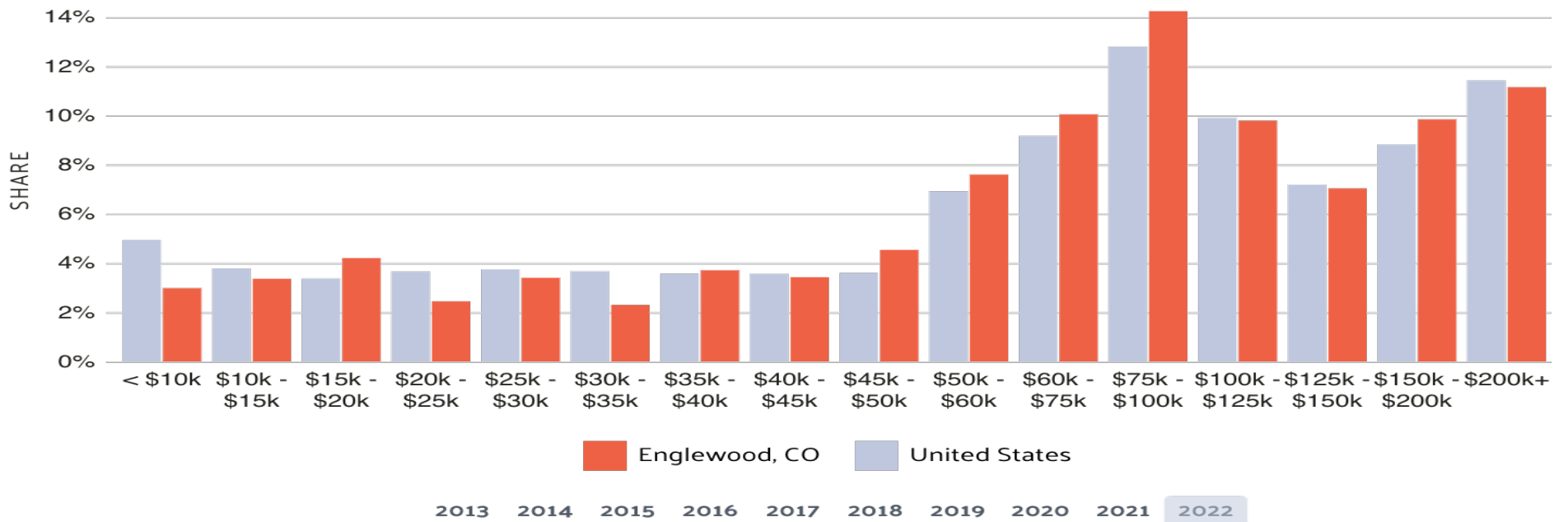


\$79,375
 MEDIAN
 HOUSEHOLD INCOME
 + \$4,629

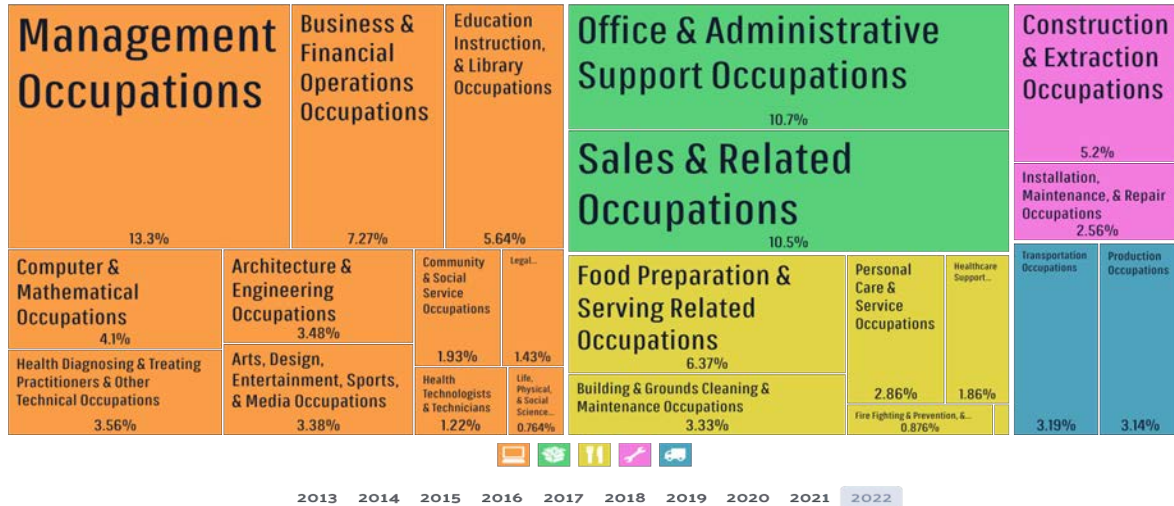
15.7k
 NUMBER
 OF HOUSEHOLDS
 + 906

In 2022, the median household income of the 15.7k households in Englewood, CO grew to \$79,375 from the previous year's value of \$72,193.

The following chart displays the households in Englewood, CO distributed between a series of income buckets compared to the national averages for each bucket. The largest share of households have an income in the \$75k - \$100k range.



Employment Overview



EMPLOYMENT OCCUPATION
20.4K 2022 VALUE
 + 1,026

From 2021 to 2022, employment in Englewood, CO declined at a rate of -0.536%, from 20.5k employees to 20.4k employees.

The most common job groups, by number of people living in Englewood, CO, are Management Occupations (2,718 people), Office & Administrative Support Occupations (2,183 people), and Sales & Related Occupations (2,148 people). This chart illustrates the share breakdown of the primary jobs held by residents of Englewood, CO.



EMPLOYMENT INDUSTRY
-0.536% 1 YEAR DECLINE
 +7.12%

From 2021 to 2022, employment in Englewood, CO declined at a rate of -0.536%, from 20.5k employees to 20.4k employees.

The most common employment sectors for those who live in Englewood, CO, are Health Care & Social Assistance (2,526 people), Professional, Scientific, & Technical Services (2,356 people), and Retail Trade (2,271 people). This chart shows the share breakdown of the primary industries for residents of Englewood, CO, though some of these residents may live in Englewood, CO and work somewhere else. Census data is tagged to a residential address, not a work address.



Meet the Team



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