

STRIDE Community Health Center

MEDICAL/DENTAL OFFICE
BUILDING



OFFERING MEMORANDUM

3515 S Delaware St
Englewood, CO 80110

STRIDE Community Health Center

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Exclusively Marketed by:

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Real Estate Broker / Owner
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01

Executive Summary

Investment Summary

Location Summary

OFFERING SUMMARY

ADDRESS	3515 S Delaware St Englewood CO 80110
COUNTY	Arapahoe
MARKET	Denver
SUBMARKET	Southwest Denver
BUILDING SF	9,696 SF
LAND ACRES	.47
LAND SF	20,313 SF
YEAR BUILT	1961
YEAR RENOVATED	2002
APN	033745566
OWNERSHIP TYPE	Fee Simple

[Property Video](#)

FINANCIAL SUMMARY

PRICE	\$1,998,000
PRICE PSF	\$206.06

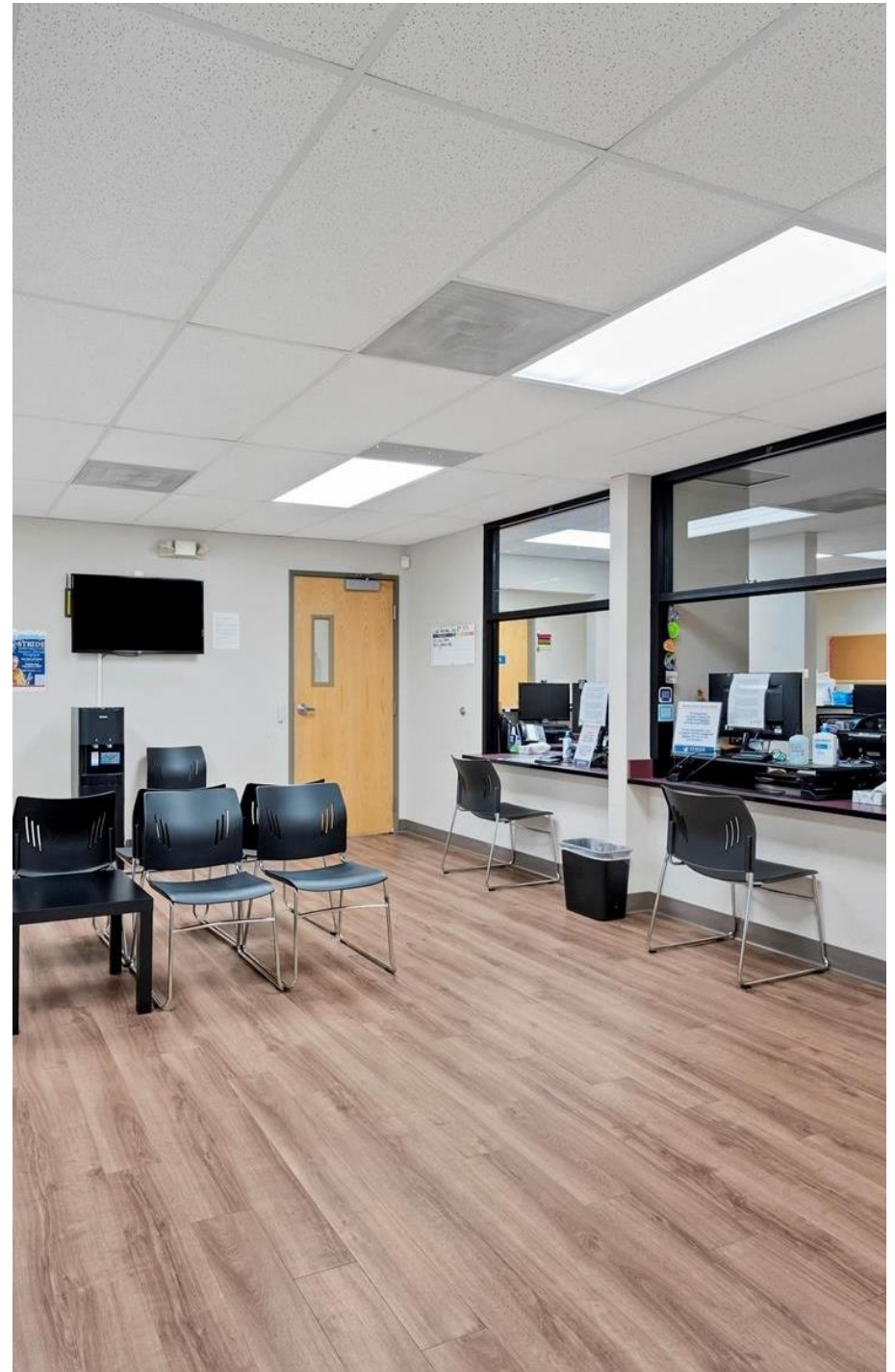
DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
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2023 Population	15,705	124,991	368,531
2023 Median HH Income	\$72,791	\$84,553	\$91,048
2023 Average HH Income	\$103,422	\$131,227	\$139,462

Prime Medical and Professional Office Location

- Strategic Healthcare Proximity: Located near major healthcare institutions like Swedish Medical Center and Craig Hospital, enhancing accessibility and convenience for medical professionals and patients.



- **Established Medical Use:** The property is currently used as a medical/dental office, making it an ideal investment for healthcare providers looking to expand or establish their practice in a prime location.

Versatile Development Opportunity in Thriving Submarket

- **Flexible Zoning (MU-B-2):** The mixed-use zoning allows for a variety of development possibilities, including retail, residential, office, and entertainment, catering to diverse business needs.
- **Growing Economic Hub:** The Southwest Denver submarket has low vacancy rates and increasing demand for high-quality space, driven by key industries such as aerospace, defense, and healthcare.

Attractive Sale-Leaseback Investment

- **Immediate Rental Income:** The seller's interest in a sale-leaseback arrangement provides investors with a reliable income stream.
- **Reduced Management Responsibilities:** A sale-leaseback deal offers the advantage of having a committed tenant who manages the property, reducing the burden on the investor and ensuring property upkeep?.



Ideal Location in Englewood's Medical and Business Corridor

- The property is located in Englewood, Colorado, a city known for its strong business community and economic growth. Englewood is home to several major corporations, including Arrow Electronics and Liberty Media.
- The surrounding area is a bustling commercial district with a mix of retail, office buildings, and restaurants. Nearby shopping centers such as CityCenter Englewood offer a variety of retail and dining options for residents and visitors.
- Englewood is conveniently located near major transportation routes, including Interstate 25 and Highway 85, providing easy access to downtown Denver and the Denver Tech Center. This strategic location makes it a desirable spot for businesses looking for accessibility.
- The neighborhood surrounding the property is a mix of residential and commercial properties, creating a vibrant community feel. Nearby residential areas offer potential customers and employees for businesses in the area.
- Englewood is known for its strong sense of community and active local government. The city offers various resources and support for businesses, making it an attractive location for entrepreneurs and investors looking to establish a presence in the area.





02

Property Description

Property Features

PROPERTY FEATURES

BUILDING SF	9,696
LAND SF	20,313
LAND ACRES	.47
YEAR BUILT	1961
YEAR RENOVATED	2002
# OF PARCELS	1
ZONING TYPE	MU-B-2
BUILDING CLASS	B
NUMBER OF STORIES	1
NUMBER OF BUILDINGS	1
NUMBER OF PARKING SPACES	28
PARKING RATIO	2.8 / 1000
TYPICAL FLOOR SF	4,848
TRAFFIC COUNTS	128,052
NUMBER OF INGRESSES	3
NUMBER OF EGRESSES	3
ADA COMPLIANT	Yes
ELEVATOR	1





03

On Market Comps

- On Market Comparables
- On Market Comparables Summary
- On Market Comparables Charts
- On Market Comparables Map

1



Ken Caryl Business Center

7911 Shaffer Pky
Littleton , CO 80127

BUILDING SF	8,044
LAND SF	35,284
LAND ACRES	.81
YEAR BUILT	2008
ASKING PRICE	\$2,395,000
PRICE PSF	\$297.74
DAYS ON MARKET	316
DISTANCE	15.9 miles

Building Price/SF \$195 - \$339



Land Price/SF \$68 - \$96



2



Office- Southwest Denver Submarket

2775 W Hampden Ave
Englewood, CO 80110

BUILDING SF	12,600
LAND SF	30,928
LAND ACRES	.71
YEAR BUILT	1981
ASKING PRICE	\$2,457,000
PRICE PSF	\$195.00
DAYS ON MARKET	116
DISTANCE	1.9 miles

Building Price/SF \$195 - \$339



Land Price/SF \$68 - \$96



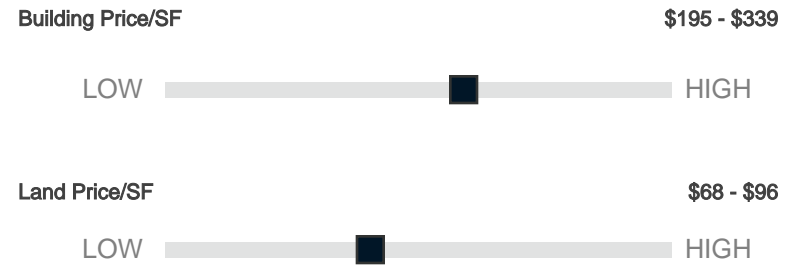
3



Medical Office - East Hampden Submarket

2660 S Monaco Pky
Denver, CO 80222

BUILDING SF	5,180
LAND SF	18,295
LAND ACRES	.42
YEAR BUILT	1972
ASKING PRICE	\$1,450,000
PRICE PSF	\$279.92
DAYS ON MARKET	88
DISTANCE	5.4 miles



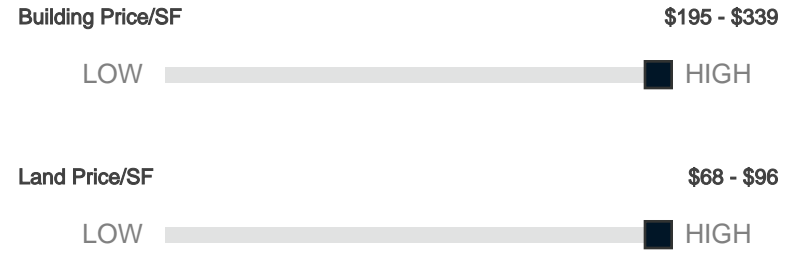
4



Medical Office - Southwest Denver Submarket

7515 W Yale Ave
Denver, CO 80227

BUILDING SF	7,376
LAND SF	26,136
LAND ACRES	.6
YEAR BUILT	1989
ASKING PRICE	\$2,500,000
PRICE PSF	\$338.94
DAYS ON MARKET	183
DISTANCE	6.2 miles



5



Medical Office - Southwest Denver Submarket

5105 S Santa Fe Dr
Littleton, CO 80120

BUILDING SF	5,514
LAND SF	18,731
LAND ACRES	.43
YEAR BUILT	2007
ASKING PRICE	\$1,699,900
PRICE PSF	\$308.29
DAYS ON MARKET	65
DISTANCE	3.1 miles



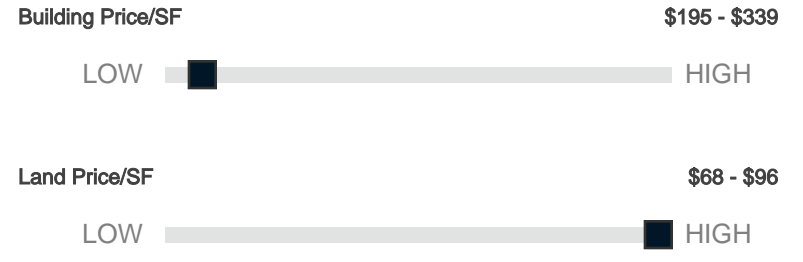
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STRIDE Community Health Center

3515 S Delaware St
Englewood, CO 80110

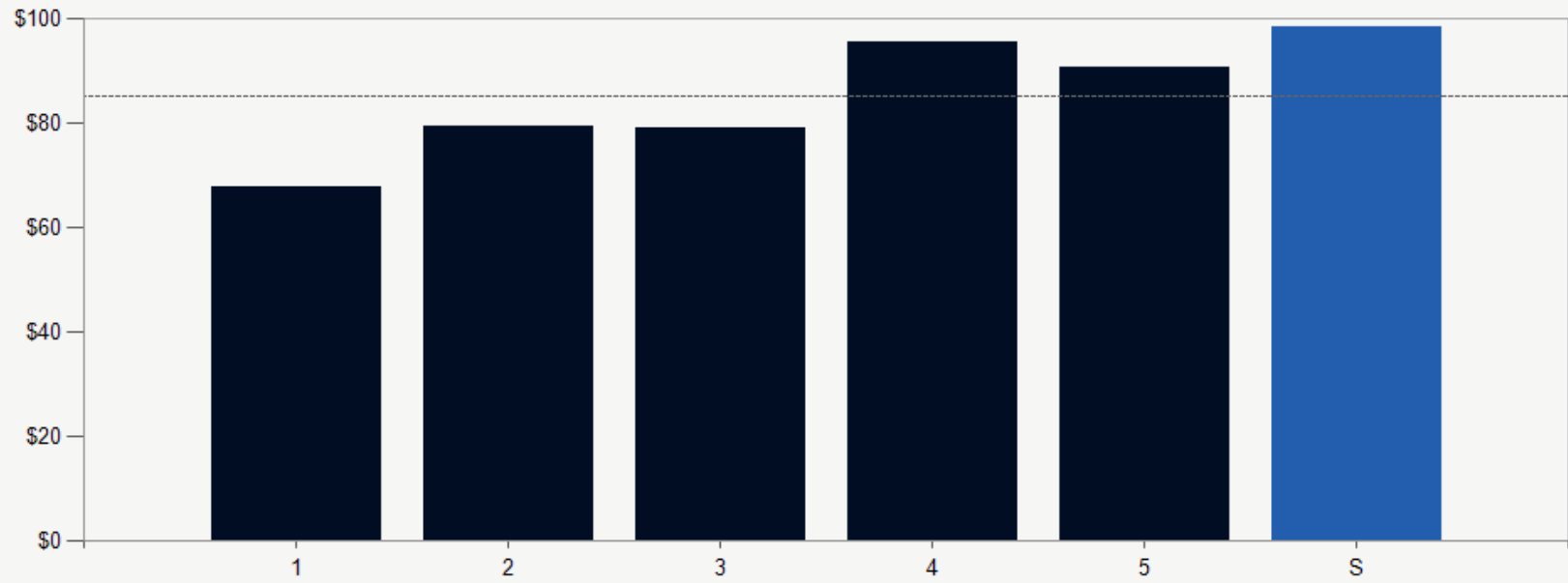
BUILDING SF	9,696
LAND SF	20,313
LAND ACRES	.47
YEAR BUILT	1961
ASKING PRICE	\$1,998,000
PRICE PSF	\$206.06



	PROPERTY	BLDG SF	ASK PRICE	PSF	BUILT	DISTANCE (mi)
1	 <p>Ken Caryl Business Center 7911 Shaffer Pky Littleton , CO 80127</p>	8,044	\$2,395,000	\$297.74	2008	15.90
2	 <p>Office- Southwest Denver Submarket 2775 W Hampden Ave Englewood, CO 80110</p>	12,600	\$2,457,000	\$195.00	1981	1.90
3	 <p>Medical Office - East Hampden Submarket 2660 S Monaco Pky Denver, CO 80222</p>	5,180	\$1,450,000	\$279.92	1972	5.40
4	 <p>Medical Office - Southwest Denver Submarket 7515 W Yale Ave Denver, CO 80227</p>	7,376	\$2,500,000	\$338.94	1989	6.20
5	 <p>Medical Office - Southwest Denver Submarket 5105 S Santa Fe Dr Littleton, CO 80120</p>	5,514	\$1,699,900	\$308.29	2007	3.10
AVERAGES		7,743	\$2,100,380	\$283.98		
S	 <p>STRIDE Community Health Center 3515 S Delaware St Englewood, CO 80110</p>	9,696	\$1,998,000	\$206.06	1961	

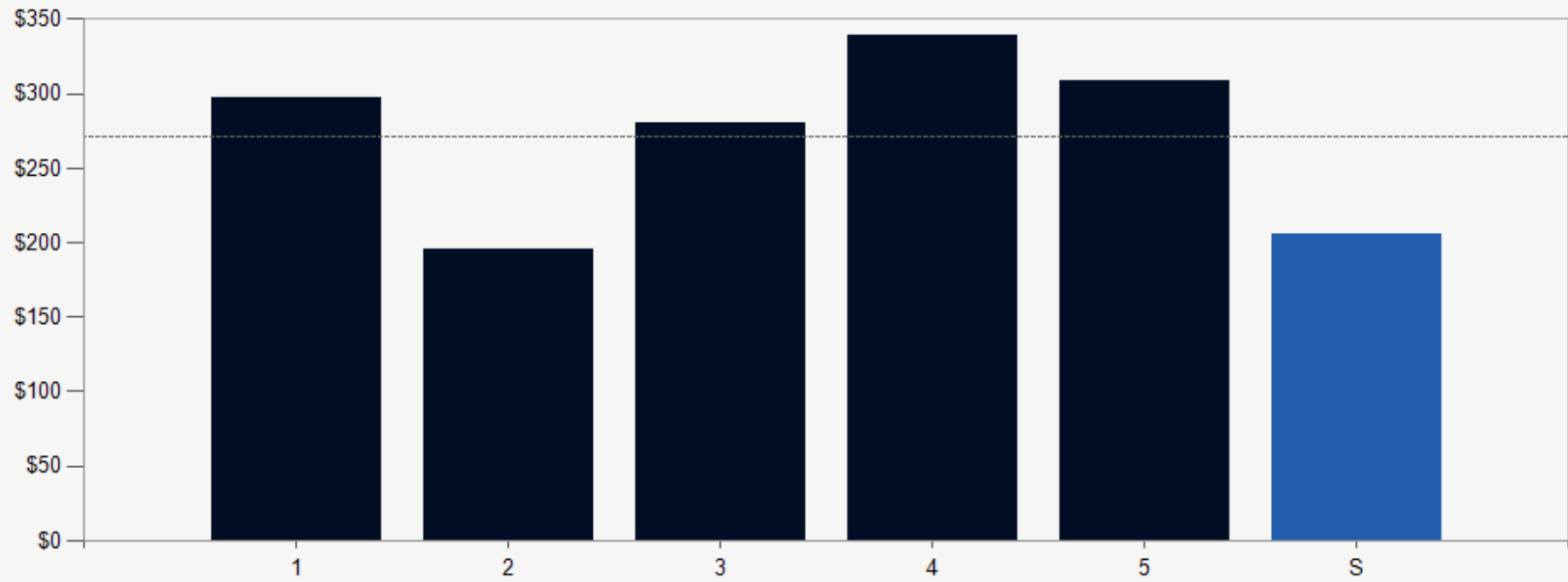
Land PSF

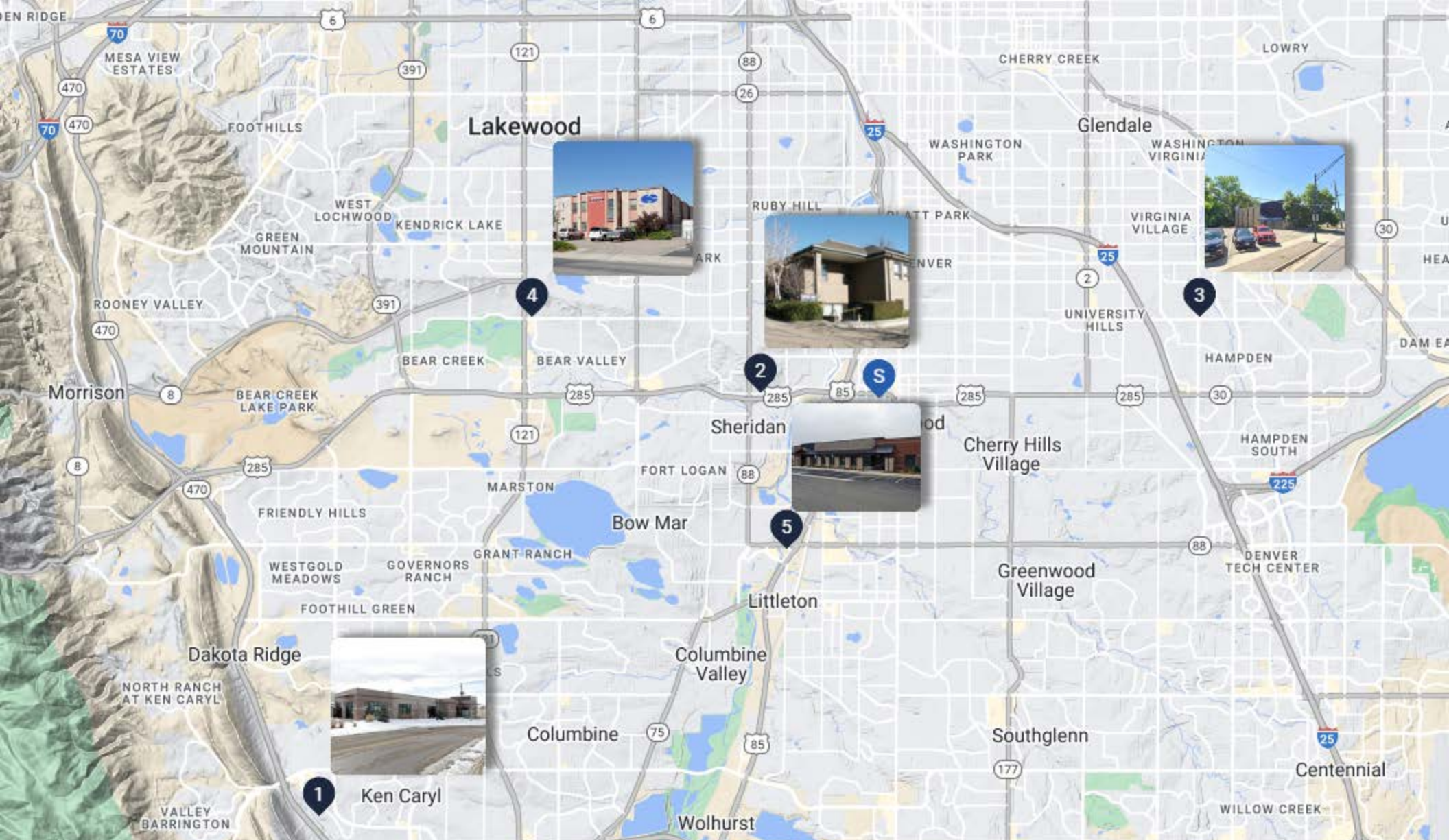
Average: \$85.22



Price/SF

Average: \$270.99





#	Property Name	Address	City
S	STRIDE Community Health Center	3515 S Delaware St	Englewood
1	Ken Caryl Business Center	7911 Shaffer Pky	Littleton
2	Office- Southwest Denver Submarket	2775 W Hampden Ave	Englewood
3	Medical Office - East Hampden Submarket	2660 S Monaco Pky	Denver
4	Medical Office - Southwest Denver Submarket	7515 W Yale Ave	Denver
5	Medical Office - Southwest Denver Submarket	5105 S Santa Fe Dr	Littleton



04

Sale Comps

- Sale Comparables
- Sale Comparables Summary
- Sale Comparables Charts
- Sale Comparables Map

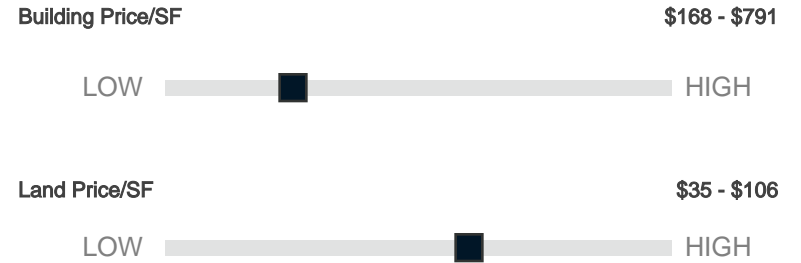
1



Medical Office- East Hampden Submarket

6777 E Hampden Ave
Denver, CO 80224

BUILDING SF	5,011
LAND SF	20,909
LAND ACRES	.48
YEAR BUILT	1979
SALE PRICE	\$1,635,871
PRICE PSF	\$326.46
CLOSING DATE	5/2/2023
DAYS ON MARKET	166
DISTANCE	4.7 miles



2



Southmoor Park Medical-Dental

7090 E Hampden Ave
Denver, CO 80224

BUILDING SF	7,430
LAND SF	17,860
LAND ACRES	.41
YEAR BUILT	1968
SALE PRICE	\$1,900,000
PRICE PSF	\$255.72
CLOSING DATE	5/31/2024
DAYS ON MARKET	128
DISTANCE	4.7 miles



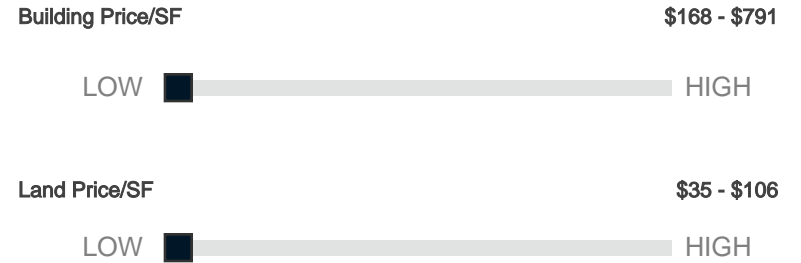
3



Medical Office- Southwest Denver Submarket

9600 W Jewell Ave
Lakewood, CO 80232

BUILDING SF	12,466
LAND SF	59,242
LAND ACRES	1.36
YEAR BUILT	1986
SALE PRICE	\$2,100,000
PRICE PSF	\$168.46
CLOSING DATE	9/18/2023
DAYS ON MARKET	533
DISTANCE	8.9 miles



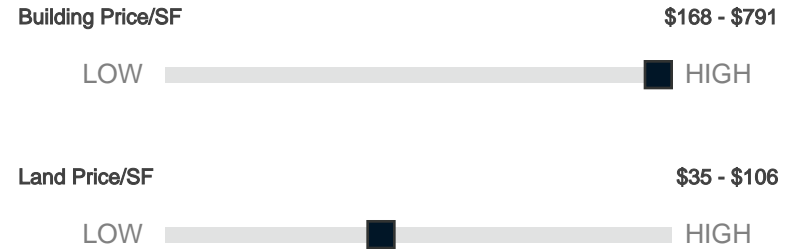
4



Medical Office- Southwest Denver Submarket

6650 W Coal Mine Ave
Littleton , CO 80123

BUILDING SF	3,085
LAND SF	37,026
LAND ACRES	.85
YEAR BUILT	1979
SALE PRICE	\$2,440,000
PRICE PSF	\$790.92
CLOSING DATE	6/8/2023
DISTANCE	7.1 miles



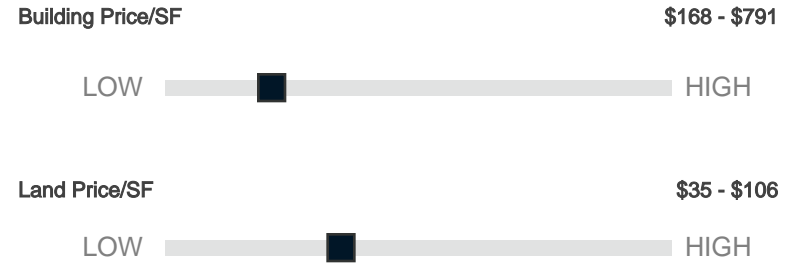
5



Medical Office- Southwest Denver Submarket

3405 S Yarrow St
Lakewood, CO 80227

BUILDING SF	6,979
LAND SF	34,848
LAND ACRES	.80
YEAR BUILT	2003
SALE PRICE	\$2,100,000
PRICE PSF	\$300.90
CLOSING DATE	2/13/2024
DAYS ON MARKET	189
DISTANCE	5.5 miles



S



STRIDE Community Health Center

3515 S Delaware St
Englewood, CO 80110

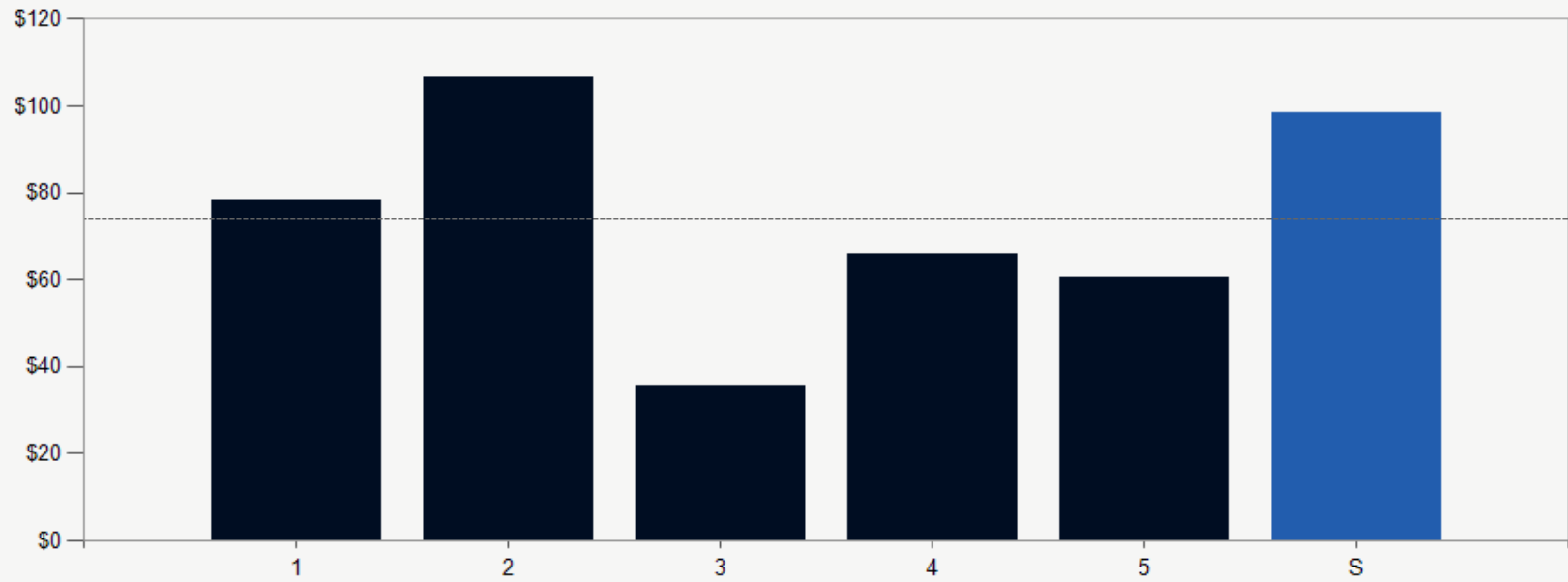
BUILDING SF	9,696
LAND SF	20,313
LAND ACRES	.47
YEAR BUILT	1961
ASKING PRICE	\$1,998,000
PRICE PSF	\$206.06



	PROPERTY	BLDG SF	SALE PRICE	PSF	BUILT	CLOSE DATE	DISTANCE (mi)
1	 <p>Medical Office- East Hampden Submarket 6777 E Hampden Ave Denver, CO 80224</p>	5,011	\$1,635,871	\$326.46	1979	5/2/2023	4.70
2	 <p>Southmoor Park Medical-Dental 7090 E Hampden Ave Denver, CO 80224</p>	7,430	\$1,900,000	\$255.72	1968	5/31/2024	4.70
3	 <p>Medical Office- Southwest Denver Submarket 9600 W Jewell Ave Lakewood, CO 80232</p>	12,466	\$2,100,000	\$168.46	1986	9/18/2023	8.90
4	 <p>Medical Office- Southwest Denver Submarket 6650 W Coal Mine Ave Littleton , CO 80123</p>	3,085	\$2,440,000	\$790.92	1979	6/8/2023	7.10
5	 <p>Medical Office- Southwest Denver Submarket 3405 S Yarrow St Lakewood, CO 80227</p>	6,979	\$2,100,000	\$300.90	2003	2/13/2024	5.50
AVERAGES		6,994	\$2,035,174	\$368.49			
S	 <p>STRIDE Community Health Center 3515 S Delaware St Englewood, CO 80110</p>	9,696	\$1,998,000	\$206.06	1961		

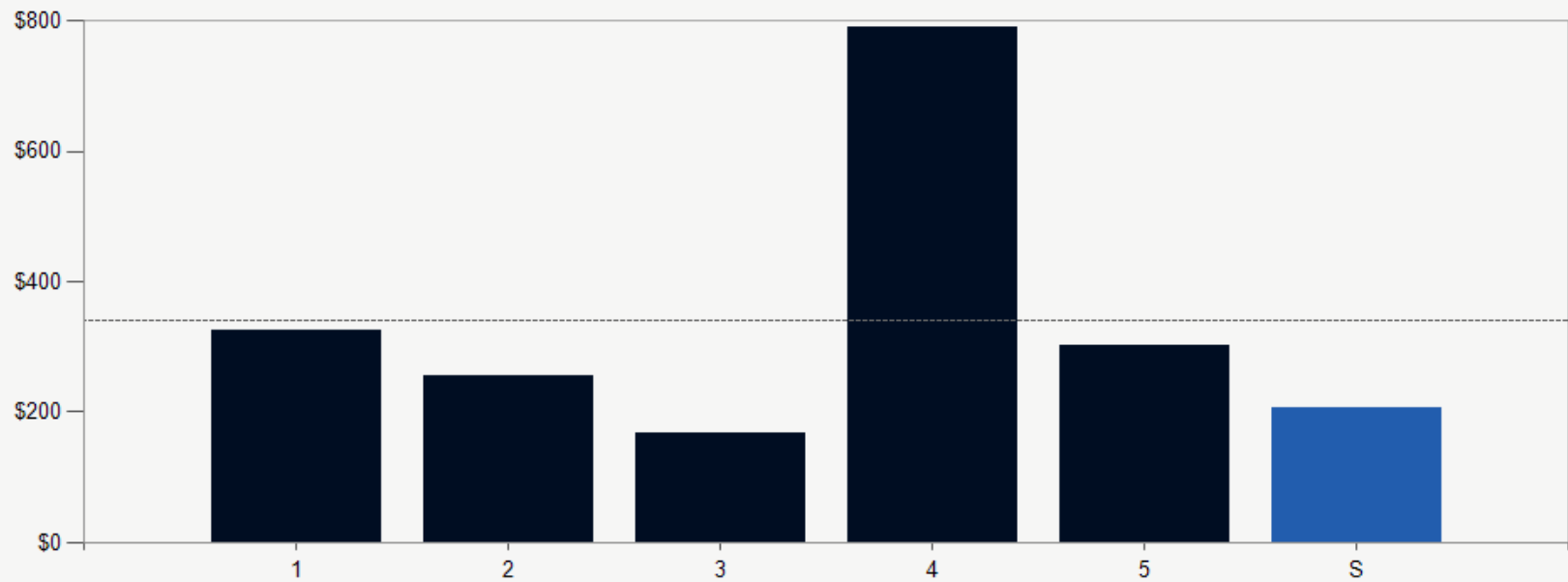
Land PSF

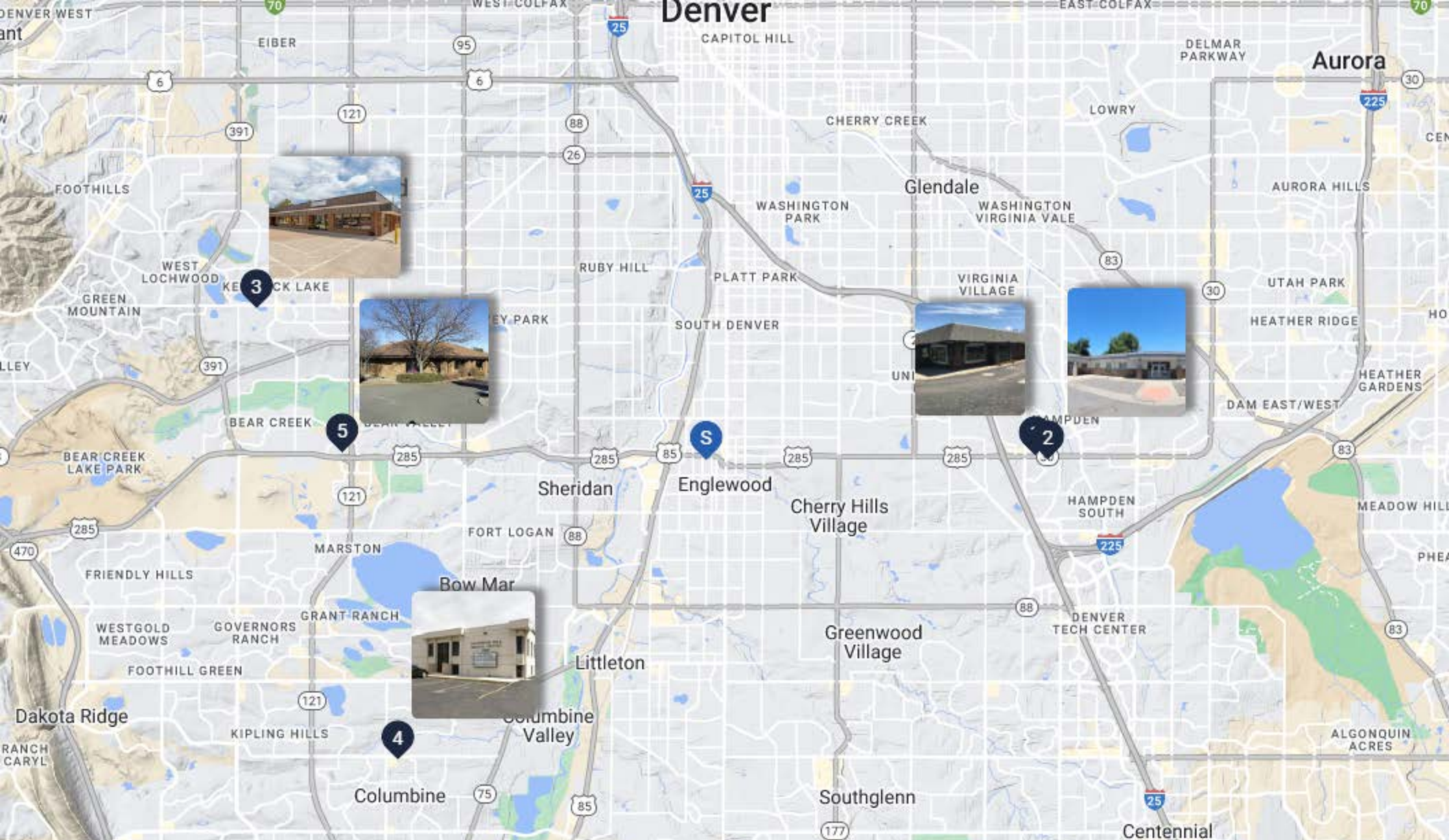
Average: \$74.10



Price/SF

Average: \$341.42





#	Property Name	Address	City
S	STRIDE Community Health Center	3515 S Delaware St	Englewood
1	Medical Office- East Hampden Submarket	6777 E Hampden Ave	Denver
2	Southmoor Park Medical-Dental	7090 E Hampden Ave	Denver
3	Medical Office- Southwest Denver Submarket	9600 W Jewell Ave	Lakewood
4	Medical Office- Southwest Denver Submarket	6650 W Coal Mine Ave	Littleton
5	Medical Office- Southwest Denver Submarket	3405 S Yarrow St	Lakewood



05

Demographics

Demographics

Demographic Charts

POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	13,967	115,017	330,866
2010 Population	13,627	116,109	333,744
2023 Population	15,705	124,991	368,531
2028 Population	16,512	127,291	371,818
2023 African American	552	3,506	10,884
2023 American Indian	234	2,017	5,679
2023 Asian	287	5,073	14,864
2023 Hispanic	3,250	34,192	100,200
2023 Other Race	1,219	13,466	38,339
2023 White	11,407	83,683	247,028
2023 Multiracial	1,975	17,116	51,341
2023-2028: Population: Growth Rate	5.05 %	1.85 %	0.90 %

2023 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	719	4,228	11,130
\$15,000-\$24,999	783	3,348	8,232
\$25,000-\$34,999	540	3,123	8,635
\$35,000-\$49,999	781	5,083	15,020
\$50,000-\$74,999	1,330	8,148	23,076
\$75,000-\$99,999	1,182	6,572	19,368
\$100,000-\$149,999	1,231	8,516	26,369
\$150,000-\$199,999	656	5,271	16,836
\$200,000 or greater	913	9,449	30,605
Median HH Income	\$72,791	\$84,553	\$91,048
Average HH Income	\$103,422	\$131,227	\$139,462

HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Housing	6,887	50,800	146,070
2010 Total Households	6,905	49,171	142,336
2023 Total Households	8,135	53,738	159,270
2028 Total Households	8,596	55,161	161,748
2023 Average Household Size	1.89	2.26	2.28
2000 Owner Occupied Housing	2,993	27,288	84,558
2000 Renter Occupied Housing	3,626	21,698	56,660
2023 Owner Occupied Housing	2,970	26,210	82,329
2023 Renter Occupied Housing	5,165	27,528	76,941
2023 Vacant Housing	798	4,458	12,138
2023 Total Housing	8,933	58,196	171,408
2028 Owner Occupied Housing	3,139	27,247	85,156
2028 Renter Occupied Housing	5,457	27,914	76,592
2028 Vacant Housing	797	5,109	14,269
2028 Total Housing	9,393	60,270	176,017
2023-2028: Households: Growth Rate	5.55 %	2.60 %	1.55 %



Source: esri

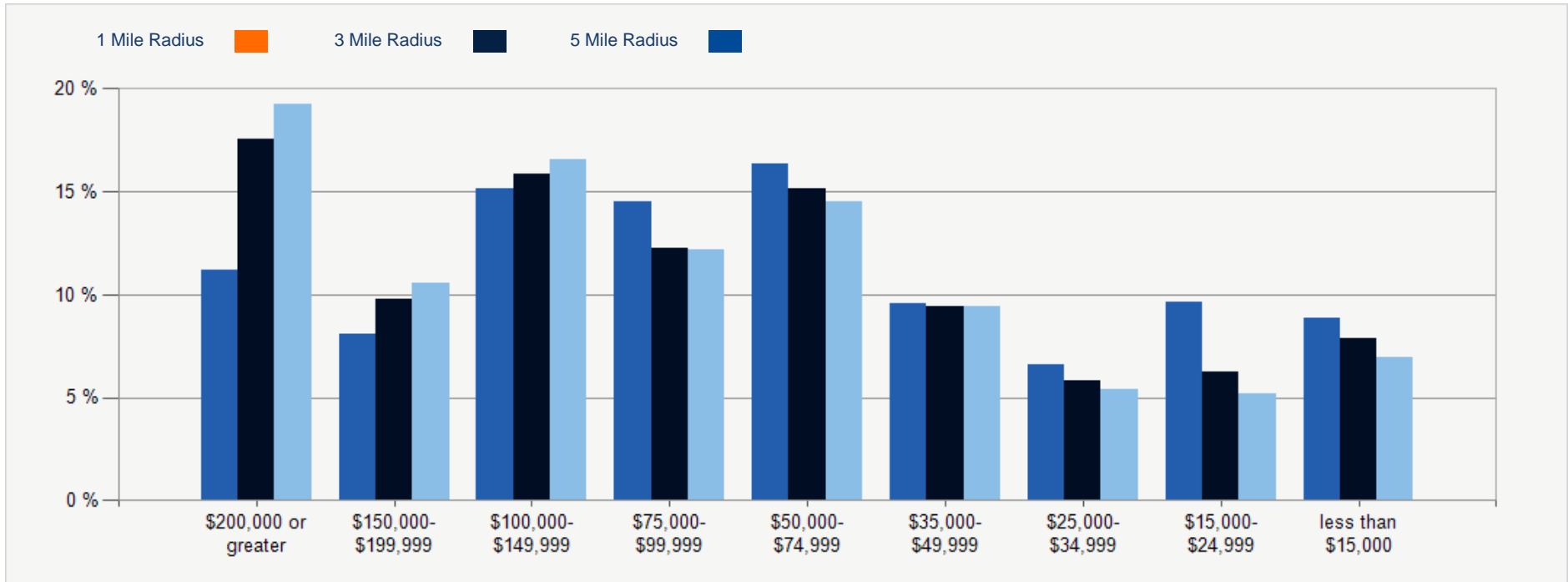
2023 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2023 Population Age 30-34	2,099	13,271	38,316
2023 Population Age 35-39	1,657	10,958	31,434
2023 Population Age 40-44	1,196	9,103	26,776
2023 Population Age 45-49	874	7,121	21,599
2023 Population Age 50-54	792	6,715	20,442
2023 Population Age 55-59	777	6,028	18,441
2023 Population Age 60-64	870	6,381	19,200
2023 Population Age 65-69	783	5,812	17,856
2023 Population Age 70-74	639	4,715	15,335
2023 Population Age 75-79	418	3,282	11,411
2023 Population Age 80-84	253	1,848	7,028
2023 Population Age 85+	314	2,153	7,669
2023 Population Age 18+	13,631	103,125	302,665
2023 Median Age	37	36	37

2023 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$80,163	\$86,016	\$84,638
Average Household Income 25-34	\$108,441	\$125,378	\$122,157
Median Household Income 35-44	\$101,181	\$114,641	\$119,152
Average Household Income 35-44	\$137,137	\$161,586	\$167,153
Median Household Income 45-54	\$89,117	\$112,276	\$124,303
Average Household Income 45-54	\$122,966	\$163,944	\$177,260
Median Household Income 55-64	\$69,131	\$89,900	\$105,057
Average Household Income 55-64	\$103,515	\$142,069	\$159,149
Median Household Income 65-74	\$44,637	\$63,567	\$76,246
Average Household Income 65-74	\$67,937	\$108,984	\$124,983
Average Household Income 75+	\$53,480	\$80,954	\$94,343

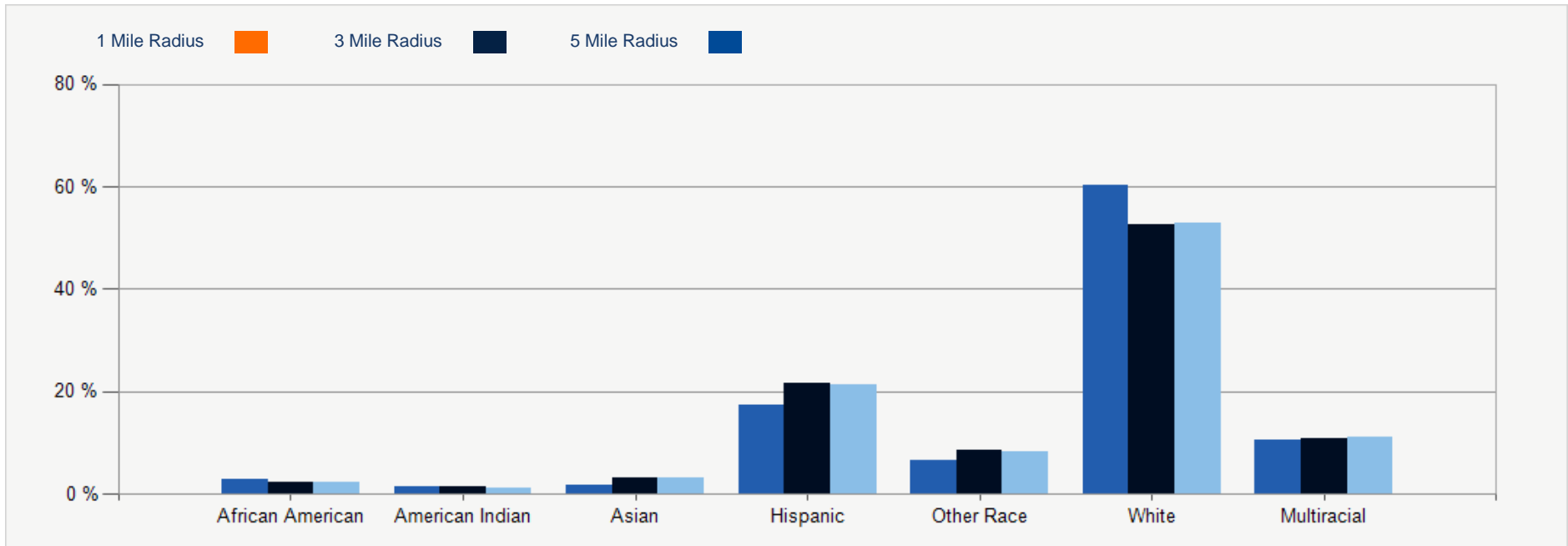
2028 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2028 Population Age 30-34	1,619	10,748	31,285
2028 Population Age 35-39	1,892	11,809	33,907
2028 Population Age 40-44	1,556	9,969	28,618
2028 Population Age 45-49	1,201	8,725	25,523
2028 Population Age 50-54	895	6,757	20,343
2028 Population Age 55-59	792	6,339	19,281
2028 Population Age 60-64	781	5,701	17,618
2028 Population Age 65-69	841	5,880	17,860
2028 Population Age 70-74	755	5,278	16,678
2028 Population Age 75-79	596	4,160	13,648
2028 Population Age 80-84	394	2,683	9,673
2028 Population Age 85+	401	2,514	8,996
2028 Population Age 18+	14,268	105,609	307,346
2028 Median Age	40	38	39

2028 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$89,269	\$101,437	\$100,044
Average Household Income 25-34	\$128,985	\$148,532	\$144,799
Median Household Income 35-44	\$117,976	\$135,210	\$139,409
Average Household Income 35-44	\$161,648	\$186,137	\$190,281
Median Household Income 45-54	\$107,155	\$132,658	\$148,803
Average Household Income 45-54	\$147,758	\$188,046	\$202,201
Median Household Income 55-64	\$88,733	\$116,551	\$133,362
Average Household Income 55-64	\$133,691	\$174,268	\$190,710
Median Household Income 65-74	\$54,102	\$78,805	\$93,893
Average Household Income 65-74	\$83,219	\$131,668	\$152,157
Average Household Income 75+	\$72,428	\$106,577	\$122,635

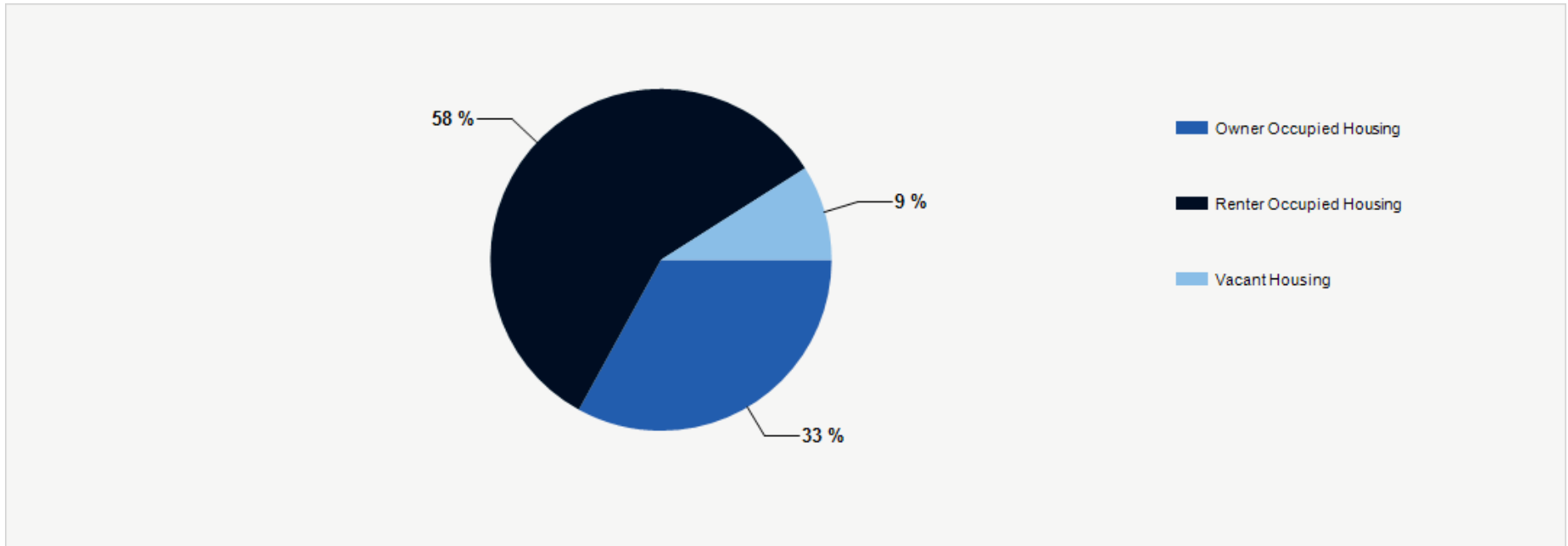
2023 Household Income



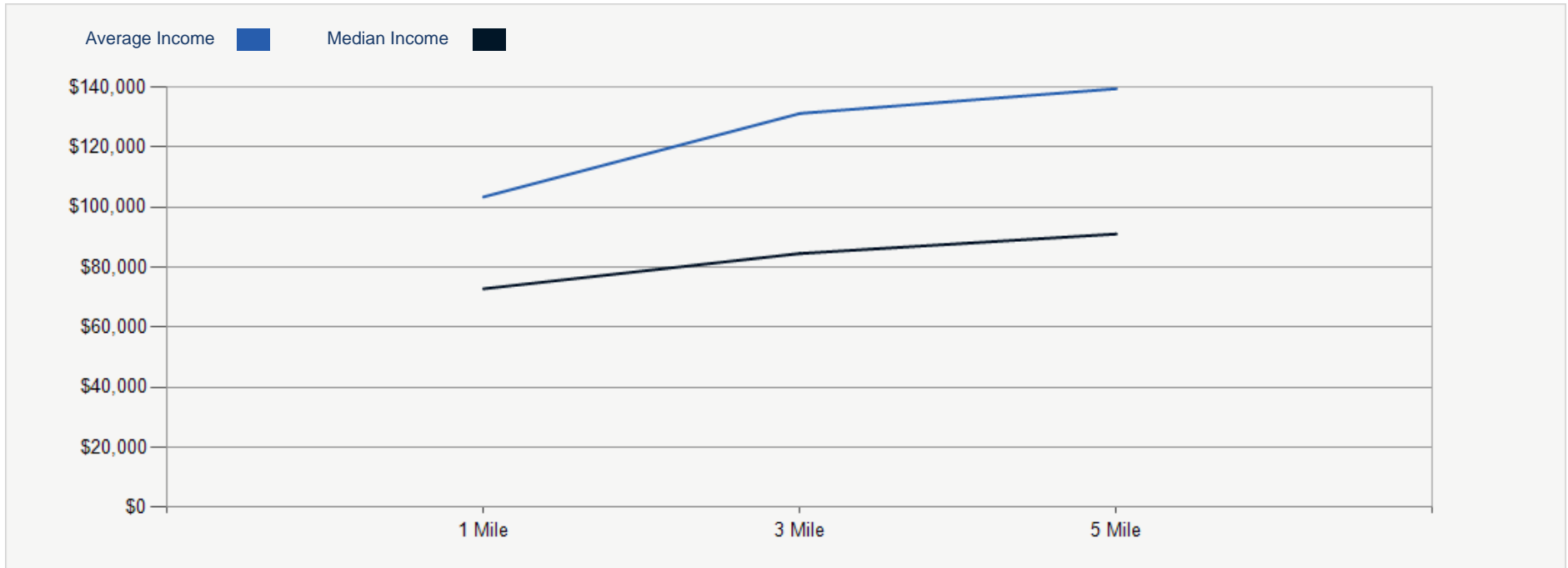
2023 Population by Race



2023 Household Occupancy - 1 Mile Radius



2023 Household Income Average and Median





06

Company Profile

Advisor Profile



Adrian Espinoza
Real Estate Broker / Owner

At Espi Agency, our mission is to empower individuals to create wealth, inspired by our own journey of overcoming challenges. Through education and support, we guide others toward financial success in real estate. With a foundation of perseverance and a commitment to excellence, we aim to deliver outstanding results for our clients and community. Led by Adrian Espinoza Sr., Owner and a US Army Retired First Sergeant who is an expert in residential, commercial, and international real estate consulting, we're ready to meet your needs and exceed your expectations.

Our firm helps individuals who want to better understand the real estate industry, whether it is residential, commercial, or international. Our concept is simple:

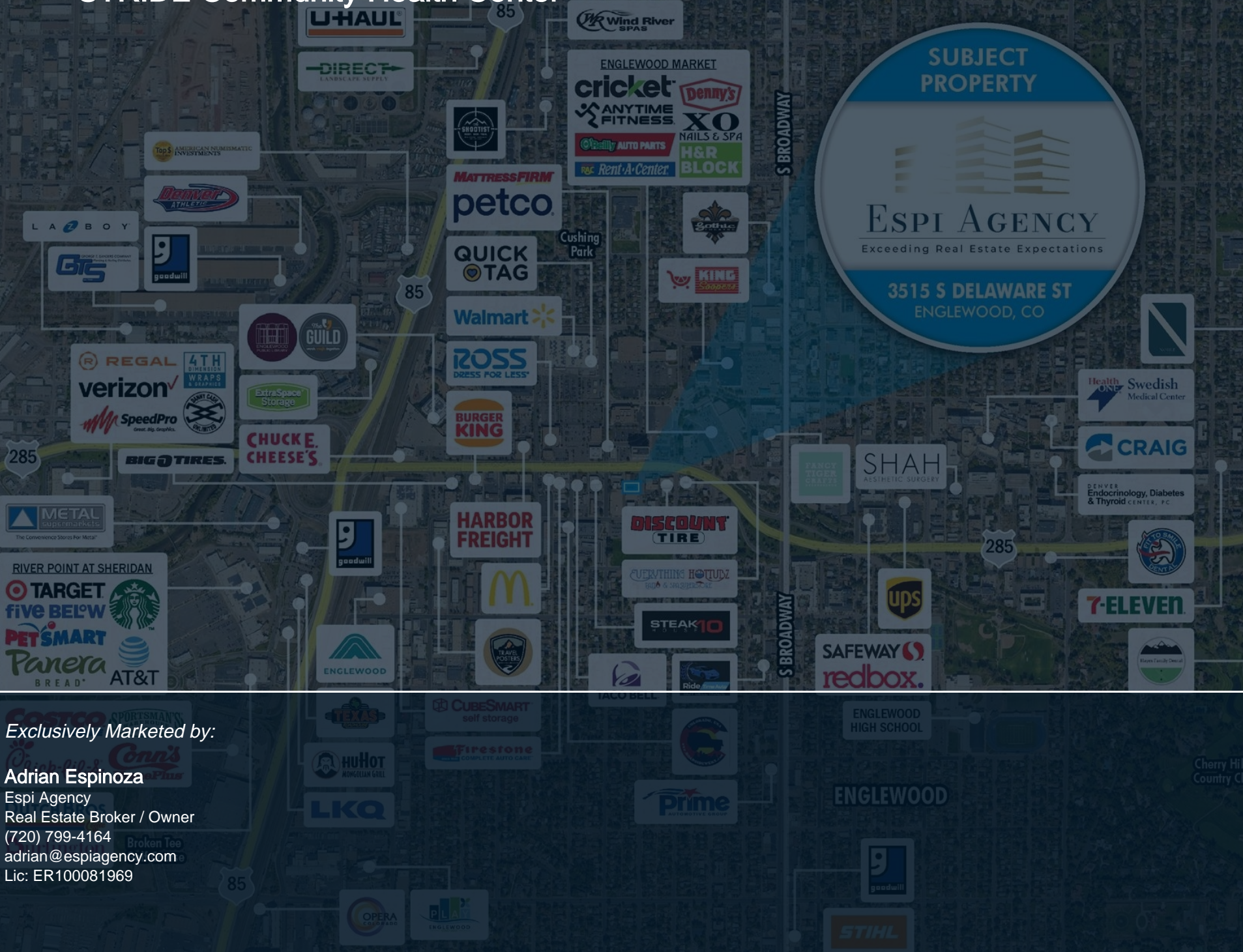
1. Residential- help you and your family secure a place to call home.
2. Commercial- position you and your family in a suitable location to grow your business.
3. International Real Estate- expand your and your family's knowledge on opportunities to build generational wealth while having fun through international real estate investments.

STRIDE Community Health Center

SUBJECT PROPERTY

EsPI AGENCY
Exceeding Real Estate Expectations

3515 S DELAWARE ST
ENGLEWOOD, CO



Exclusively Marketed by:
Adrian Espinoza
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Real Estate Broker / Owner
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