FOR LEASE | Classroom and Assembly Space Available Now



Life Source Adventist Fellowship
6200 W. Hampden Avenue, Denver, CO 80227







- ±6,000 to ±35,000 SF classroom & assembly space For Lease
- 5 to 12 classrooms with several setup for early childhood education
- One large assembly space seats approximately 700+ and one smaller assembly space can seat up to 150+
- Large kitchen with large multi-purpose gathering area
- Spacious campus feel with two separate buildings and a courtyard connecting them that offers seating areas and picnic tables
- On-site parking lot consists of approximately 155 surface spaces
- Large 8-acre lot with both groomed grass and asphalt provides space for outdoor activities as needed
- Located between Wadsworth Blvd and Sheridan Blvd with easy access to and visibility from US Hwy 285/Hampden Ave
- Uses: early childhood education (preschool/daycare), private school or educational facility, religious assembly, faith-based organization, non-profit organization, or institutional use

Contact Broker for Lease Rate

KIN COMMERCIAL

Katie Hummer
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(303) 870-3343

Tom Omdal
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(573) 881-4363

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Building Size	52,404 SF
Available SF	6,000 to 35,000 SF
Lot Size	8.0 Acres
Year Built	1973
Zoning	S-RH-2.5
Parking	Approx. 155 Surface Spaces
County	Denver

DEMOGRAPHICS	1 Mile	3 Mile	5 Mile
Population (2026)	13,139	124,739	351,739
Population (2031)	13,265	126,601	327,341
Households (2026)	5,689	49,376	140,741
Households (2031)	5,750	50,909	143,272
Avg Household Size	2.29	2.48	2.46
Median HH Income	$83,789	$92,034	$97,289







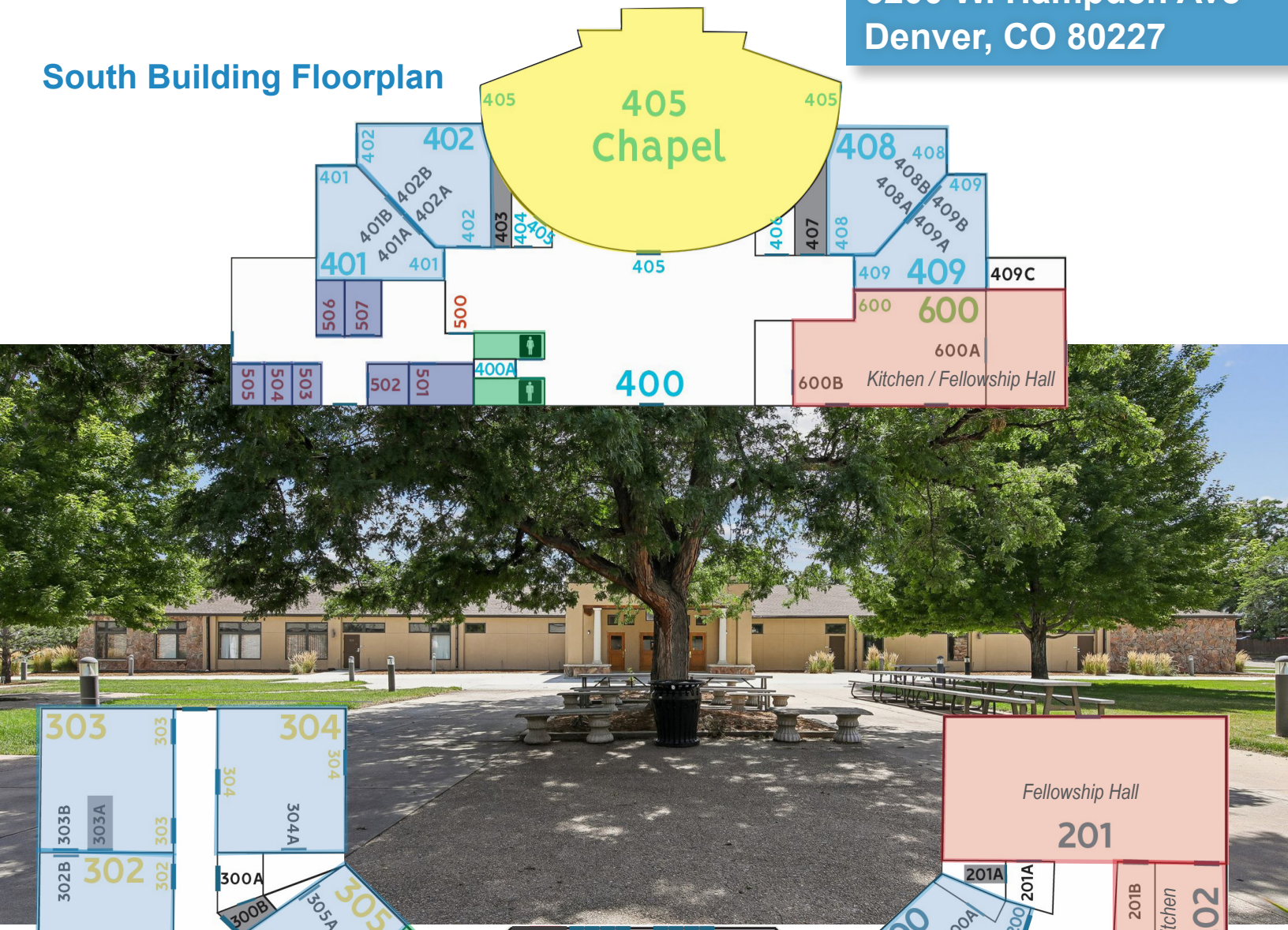






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South Building Floorplan

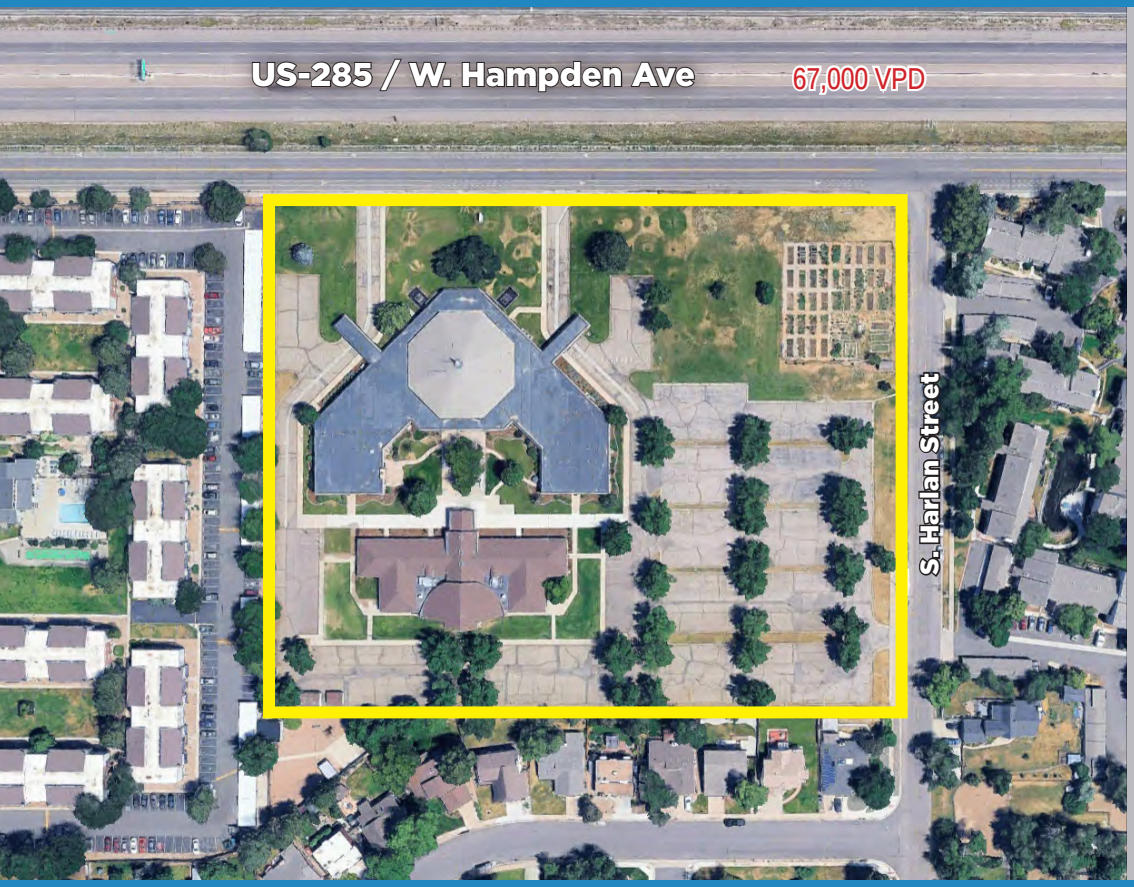


North Building Floorplan

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