

2,586 sf Industrial/Retail Space Available for Lease | 135 S Broadway Unit B
Denver, Colorado 80209



Rent Rate:
\$15.00 psf Modified Gross

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Estimated Average Daily Traffic Count (2022)

On S Broadway at E Maple Avenue S	23,204	VPD
On S Broadway at E Bayaud Avenue S	19,432	VPD
On S Lincoln St at E Ellsworth Avenue N	23,933	VPD

Area Demographics (2022)	2-Mile	5-Miles
Population	99,968	579,995
Average HH Income	\$106,558	\$104,272

Source: Demographics, Traffic Counts | Costar Realty Information, Inc. (8/12/2026)

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135 S. Broadway Unit B is a 2,586 sf industrial/retail space being offered for lease. It was once leased for over 30 years by the City and County of Denver until as of most recent. This space offers a special working environment for those with specialized needs, and its location is in a quiet neighborhood amid retail enterprises in the near vicinity. *Please call for more detailed information from one of our seasoned brokers.*

The area's history: Saloons and red-light districts dotted areas in downtown Denver at alarming pace southward from the Cherry Creek in late 1880s through the early 1890s which also had experienced an unprecedented housing boom following arrival of the Silver rush. Tied to the 100-block of S. Broadway were political and cultural battles over the spread of alcohol which upon the Silver Crash of 1893, swept away most such vices when the area officially was annexed into the city of Denver in 1894, just shortly after the Silver Crash of 1893. **History Tidbit:** in late 1890, the land immediately west of 135 S. Broadway was originally a 160-acre homestead settled by the founders of the Rocky Mountain News.

Today's offering: Do give one of our brokers a call to see how this 2,586 sf space located at **135 S. Broadway Unit B** can offer to your business special needs and an opportunity to become a small part of Denver's unique history.

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