

FOR LEASE

238 N. BROADWAY

238 N. BROADWAY, DENVER, CO 80203

RETAIL | 2,800 SF MAIN | 850 SF BASEMENT



PROPERTY HIGHLIGHTS

- Historic Brick Retail Building with Character Details, Exposed Brick & Flexible Open Layout
- Excellent Visibility & Access Along One of Denver's Most Active Urban Corridors
- Exceptional Accessibility Just Minutes from Downtown Denver, Speer Blvd. & I-25
- Strong Foot Traffic with a 96 Walk Score in the Heart of the Broadway Social District
- Positioned Among a Dense Residential Base with Constant Daytime & Evening Traffic
- Flexible Layout Accommodates a Variety of Retail, Showroom, Studio, Hospitality & Service Oriented Uses
- Dedicated Basement Level Provides Functional Storage & Space for Retail Operations

TRAFFIC COUNTS:

26,606 VPD - N. Broadway
 52,951 VPD - E. Speer Blvd.

DEMOGRAPHICS (2025)

	1 MILE	3 MILE	5 MILE
2026 Est. Population	43,991	272,940	610,970
2026 Est. Avg. HH Income	\$159,260	\$163,380	\$159,332
Daytime Population	30,632	253,734	391,479



AXIO Commercial Real Estate represents that it has not made a physical inspection of the Property and has no actual knowledge of any defects in the Property except as identified in writing to the Buyer. The Buyer has been advised by Broker to make an investigation of the Property at its own expense, which investigation should include without limitation the availability of access, utility services, zoning,

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