



FOR LEASE

South Broadway at Bayaud Avenue

1 East Bayaud Avenue / 84 South Broadway
Denver, Colorado 80209

JOIN VOODOO DONUTS



Retail Space For Lease

Lease Rate: Call Broker For Pricing

Property Features

- Building Size** 11,296 SF
- Available Size** Bayaud Avenue: 333 to 1,307 SF
South Broadway: 1,000 to 1,650 SF
Newly renovated apartments above retail
Functional basement space included
- Estimated NNNs** \$10.50/SF

Demographics	Esri, 2018		
	1 Mile	3 Miles	5 Miles
Population	26,299	227,293	557,352
Households	15,460	112,774	252,756
Median Age	36.0	34.5	35.3
Median HH Income	\$59,844	\$57,763	\$57,077

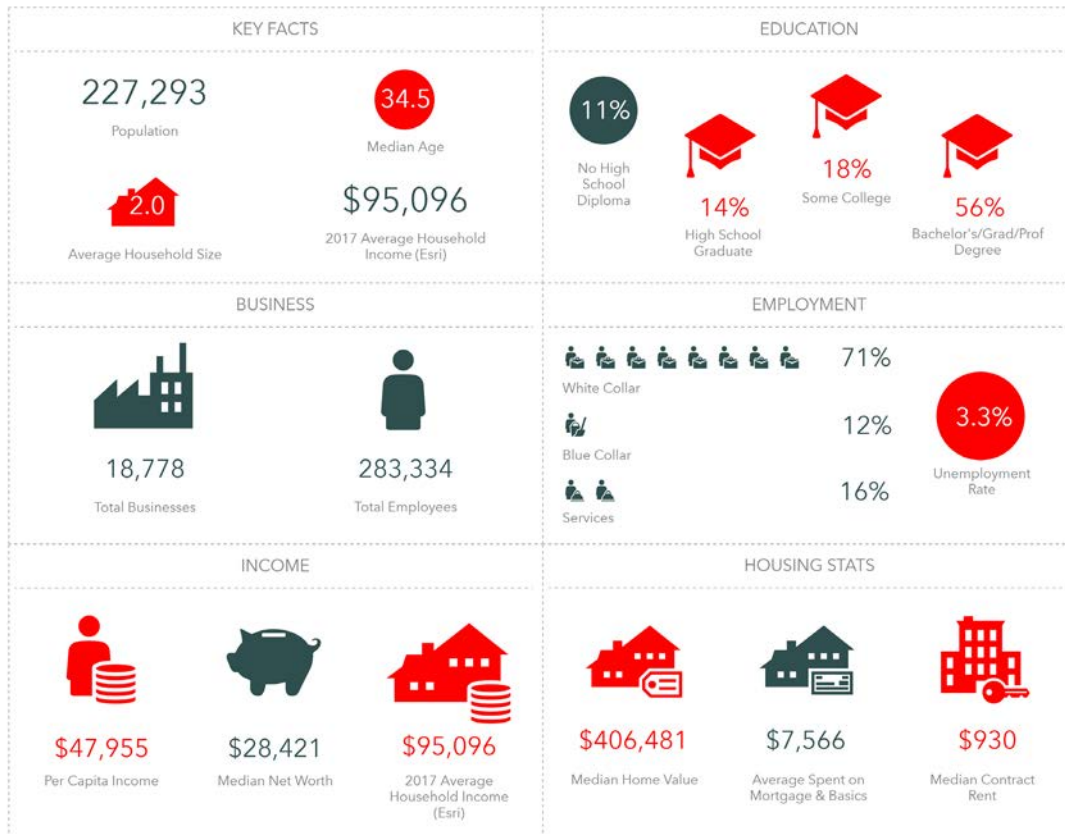


FOR LEASE

South Broadway at Bayaud Avenue



Info Facts: 3-Mile Radius



Tapestry segmentation provides an accurate, detailed description of America's neighborhoods—U.S. residential areas are divided into 67 distinctive segments based on their socioeconomic and demographic composition—then further classifies the segments into LifeMode and Urbanization Groups.

Percent of 1-Mile Population

Demographic Segment and Description

69.1%

Metro Renters Residents in this highly mobile and educated market live alone or with a roommate in older apartment buildings and condos located in the urban core of the city. This is one of the fastest growing segments; the popularity of urban life continues to increase for consumers in their late twenties and thirties. Metro Renters residents income is above the US average, but they spend a large portion of their wages on rent, clothes, and the latest technology. [Click here to learn more.](#)

8.8%

Laptops and Lattes residents are predominantly single, well-educated professionals in business, finance, legal, computer, and entertainment occupations. They are affluent and partial to city living—and its amenities. Neighborhoods are densely populated, primarily located in the cities of large metropolitan areas. Many residents walk, bike, or use public transportation to get to work; a number work from home. Although single householders technically outnumber couples, this market includes a higher proportion of partner households, including the highest proportion of same-sex couples. [Click here to learn more.](#)

8.2%

Trendsetters Armed with the motto "you're only young once," Trendsetters residents live life to its full potential. These educated young singles aren't ready to settle down; they tend to not own homes or vehicles and choose to spend their disposable income on upscale city living and entertainment. Dressed head to toe in the most current fashions, their weeknights and weekends are filled discovering local art and culture, dining out, or exploring new hobbies. [Click here to learn more.](#)

6.6%

Social Security Set is an older market located in metropolitan cities across the country. One-fourth of householders here are aged 65 or older and dependent on low, fixed incomes, primarily Social Security. In the aftermath of the Great Recession, early retirement is now a dream for many approaching the retirement age; wages and salary income in this market are still earned. Residents live alone in low-rent, high-rise buildings, located in or close to business districts that attract heavy daytime traffic. [Click here to learn more.](#)

South Broadway at Bayaud Avenue

1 East Bayaud Avenue / 84 South Broadway
Denver, Colorado 80209

Traffic Counts	Esri, 2016
Intersection	Vehicles Per Day
S. Broadway and E. Bayaud Ave.	19,541
S. Broadway and E. Maple Ave.	23,334
S. Lincoln St. and E. Alameda Ave.	28,340
E. Alameda Ave. and S. Lincoln St.	29,814



For more information, please contact:

Tyler Bray
Director
+1 303 312 4304
tyler.bray@cushwake.com

Sam Bell
Senior Associate
+1 303 312 4205
sam.bell@cushwake.com

1401 Lawrence Street, Suite 1100
Denver, Colorado 80202

T +1 303 292 3700
F +1 303 534 8270

cushmanwakefield.com