



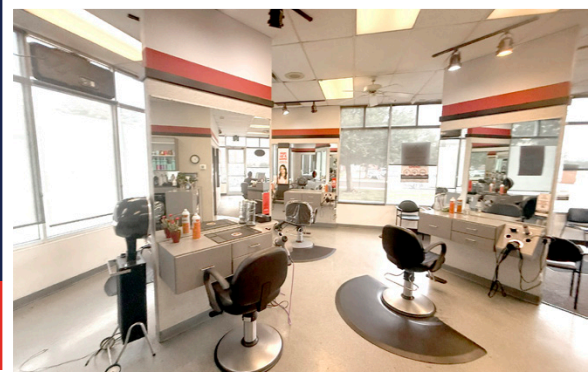
303 S. Broadway

SUITE 300

Denver, CO 80209

SALON-READY SPACE WITH INCREDIBLE VISIBILITY

- Prime location along Broadway with unbeatable visibility
- Existing salon plumbing and infrastructure in place
- Located within grocery-anchored shopping center
- TOD site proximate to Alameda & Broadway Light Rail Stations with easy access to I-25
- Denver Design District, Wash Park & Baker neighborhoods nearby
- Located within the 75 acre, mixed-use redevelopment of Broadway Park®
- Over 1,000 multifamily units in close proximity and more coming in the near future
- Shopping center has strong national anchor tenants
- Ample Parking



Available Size	1,000 SF
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Building Size	3,564 SF
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Year Built	1994
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Walk Score	86/100
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www.BroadwayPark.com

Cory Dulberg

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Robert A. Hudgins

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Lease Rate: \$45.00/PSF NNN

Estimated Expenses: \$14.19/PSF



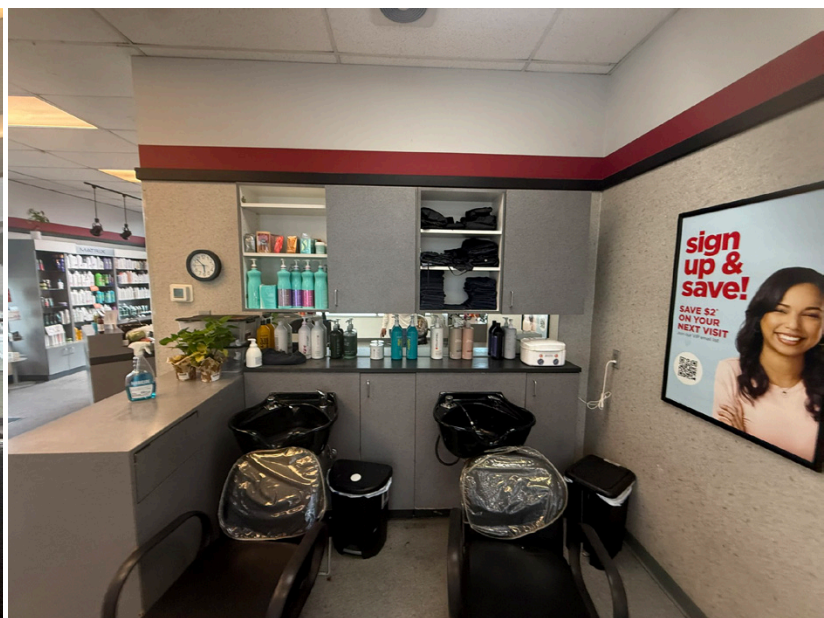
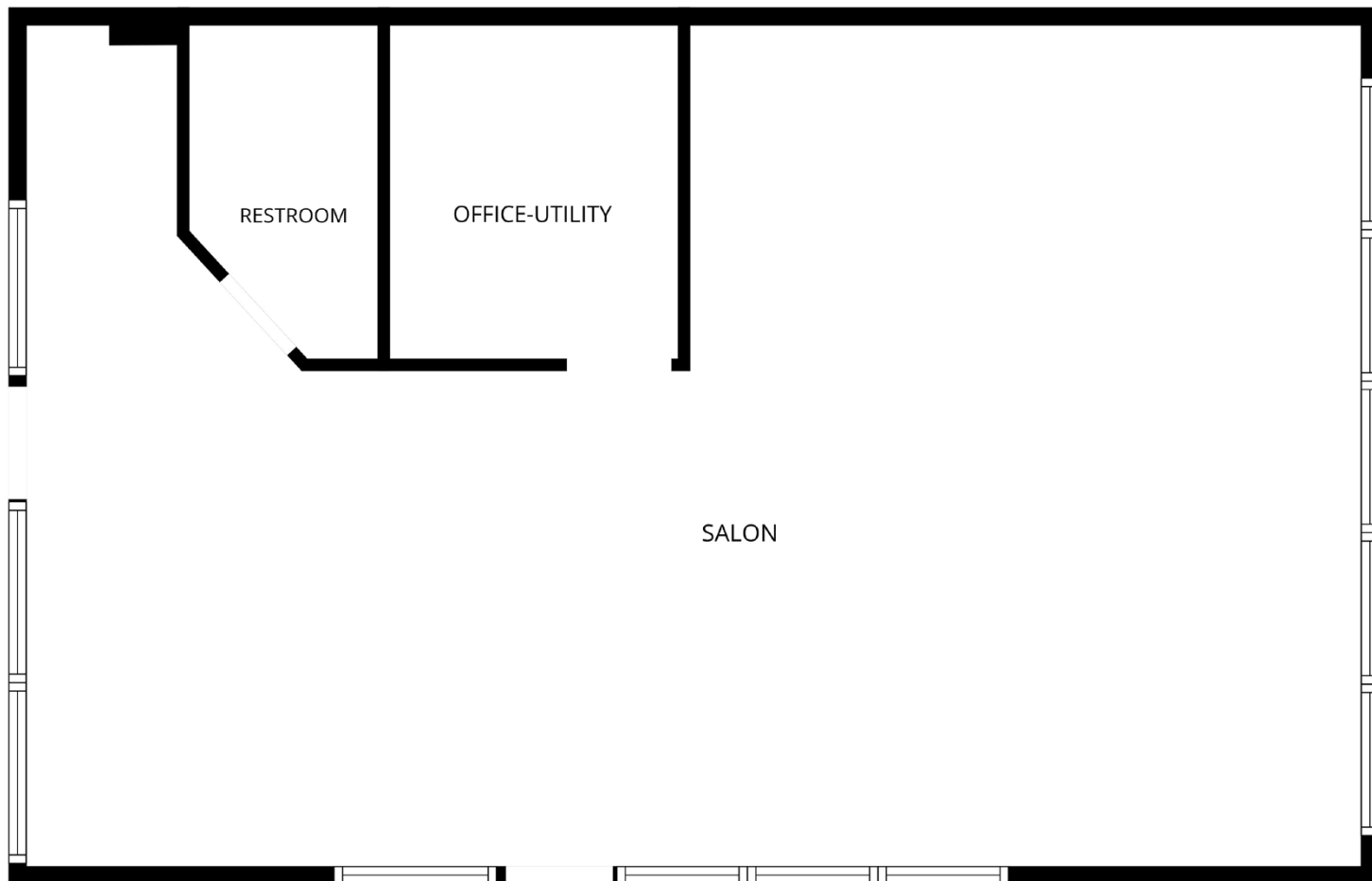
broadway park

- 1 Sam's Club
- 2 Fascination St. Fine Art
- 3 Fascination St. Fine Art
- 4 Vacant
- 5 Ritual Sauna Club
- 6 Vacant
- 7 Tharp Cabinetry
- 8 515 S. Broadway (Vacant)
- 9 Blue Bonnet
- 10 Taco Bell
- 11 Imperial Palace
- 12 Chase/Orange Theory/Goodheart Vet
- 13 **AVAILABLE 1/1/27**
- 14 The UPS Store
- 15 Subway
- 16 Safeway
- 17 OfficeMax
- 18 RYEsBo
- 19 Broadway Bark Dog Park
- 20 The Harry Potter Experience
- 21 The Harry Potter Experience
- 22 The Harry Potter Experience
- 23 Pep Boys
- 24 Broadway Chiropractic
- 25 Z-Ultimate Self Defense
- 26 Trendy Nails
- 27 **AVAILABLE**
- 28 **AVAILABLE**
- 29 Tools for Bending

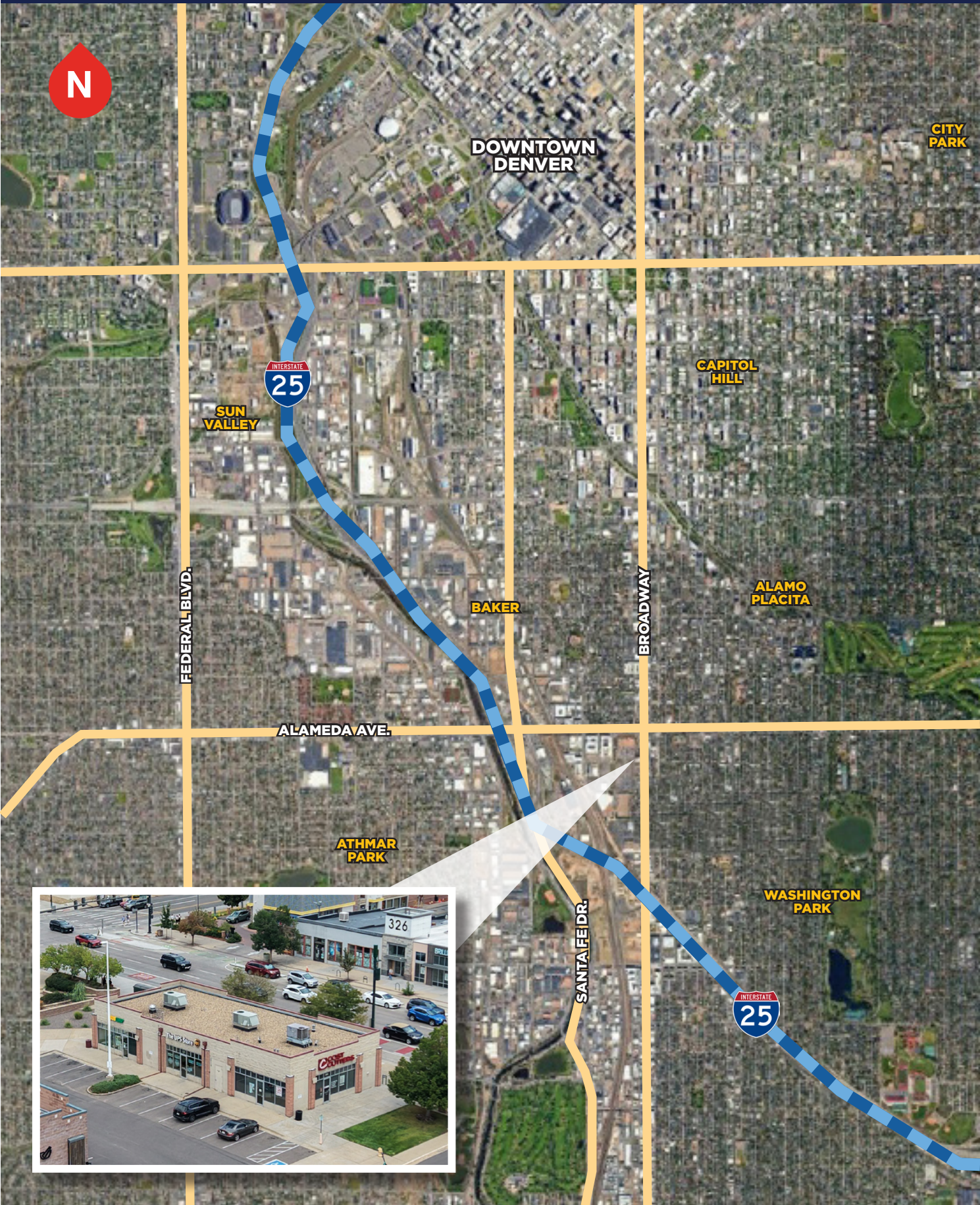


SUITE 300

1,000 SF



DENVER AREA





INTERSTATE
25

EMICH
VOLKSWAGEN

Kum & Go

CORTLAND
ALAMEDA STATION
MULTI-FAMILY
275 UNITS

THE HOME
DEPOT

Public
Storage

RYE SO BO
MULTI-FAMILY
353 UNITS

AMLI
BROADWAY PARK
MULTI-FAMILY
353 UNITS

OfficeMax

Orangetheory
FITNESS

CHASE

Pep Boys

sam's
club

303 S. BROADWAY

McDonald's

NATURAL
GROCERS

TACO BELL

BURN
DOWN

Blue Bonnet

Starbucks

broadway park

THE
ROXY

roth living

GALLERIA by STONE

KITCHENS on BROADWAY

INTERSTATE
25

SPROUTS

N

E. MISSISSIPPI AVE.

WITHIN 3 MILE RADIUS
16,000+ BUSINESSES
82,882 APARTMENTS/CONDOS



303 S. Broadway sits at the intersection of several established Denver neighborhoods, including Baker, W. Wash Park and Speer, while also benefiting from significant new multifamily investment along the Broadway/Alameda corridor. Just a few blocks south, the 353-unit Rye SoBo community adds substantial residential density, while the Alameda Station area has evolved as a transit-oriented residential district. The Denizen development alone introduced 275 apartment units adjacent to Alameda Station.

Continued redevelopment around Broadway and Alameda is creating an increasingly dense, walkable customer base that complements the established single-family neighborhoods surrounding the corridor. For retailers, restaurants and service businesses, this combination provides access to both longtime neighborhood residents and a growing population of apartment dwellers looking for convenient places to shop, eat and spend time close to home.

The property benefits from **proximity to RTD's Alameda Station**, located near Broadway and Alameda Avenue. The station has been a focal point for transit-oriented development and connects the neighborhood to Denver's broader rail and bus network. RTD's redevelopment of the station area included a new transit plaza, retail space, residential development and improved pedestrian connections designed to create a more connected district.

South Broadway is one of Denver's most recognizable urban commercial corridors, with an eclectic mix of restaurants, bars, coffee shops, entertainment venues, boutiques and independent retailers. At 303 S. Broadway, a retailer can tap into the character and pedestrian activity of the Baker/South Broadway district while remaining highly accessible to customers from Washington Park, Speer, Platt Park and surrounding central Denver neighborhoods.

With new housing continuing to reinforce the existing neighborhood population, nearby light rail, major bus connections, bike and pedestrian improvements, and direct access to one of Denver's best-known retail streets, 303 S. Broadway offers retailers the opportunity to establish a highly visible presence in an already active district that continues to grow.

303 S. Broadway

Denver, CO 80209



DEMOGRAPHICS	1 MI	3 MI	5 MI
Population	25,088	208,969	536,822
Median Age	38.7	36.5	36.9
Avg. HH Income	\$115,281	\$104,147	\$105,720
Daytime Employees	14,324	225,048	385,695
Total Consumer Spending	\$481,183,168	\$3.318B	\$8.224B



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