

2120 S BROADWAY

DENVER, CO. 80210

AVAILABLE FOR
LEASE

1,030 SF
SHELL RETAIL SPACE



FOR LEASE

BROADWAY
REAL ESTATE

STEVEN COOK

720.252.4663

scook@soborealestate.com

HIGHLIGHTS



THIS SPACE IS IDEALLY SUITED FOR A VARIETY OF USES—INCLUDING RETAIL, APPAREL, TATTOO, MED SPA, OR FITNESS—SEEKING TO ESTABLISH A PRESENCE IN THE VIBRANT AND HIGHLY TRAFFICKED SOUTH BROADWAY CORRIDOR.



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LOCATION

WALKING DISTANCE

Old S. Pearl St., Evans Station (2,000 new residents, Harvard Gulch Park and Golf Course, one light rail stop from the new professional women's soccer stadium)

NEARBY ROADS & HIGHWAYS

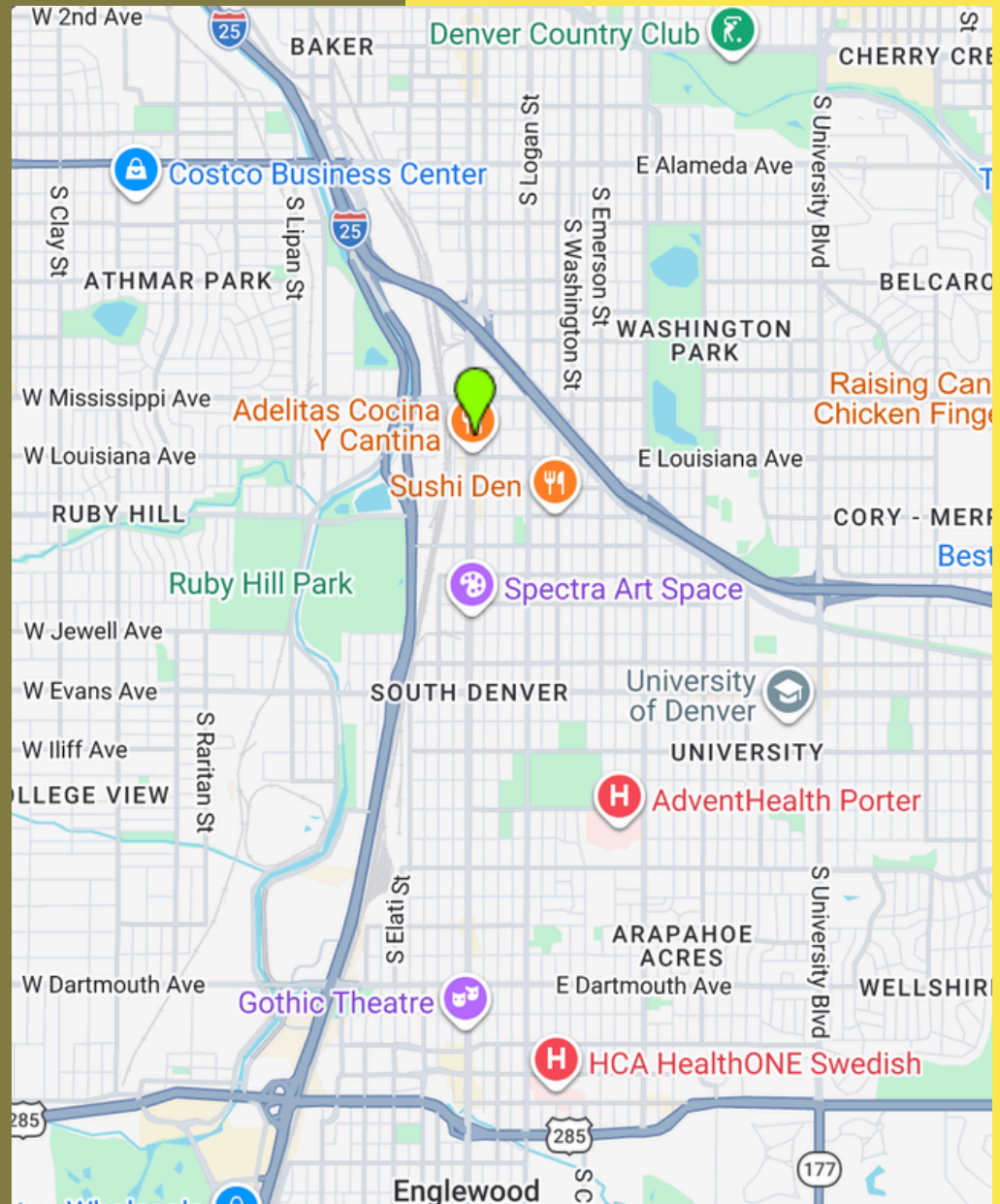
Minutes to S Santa Fe Drive, W Hampden Avenue /HWY 285 Speer Boulevard, and I-25

SURROUNDING TENANTS

South Broadway Country Club; The Post Chicken & Beer; The Molecule Effect Coffee; F45; SweatHouz

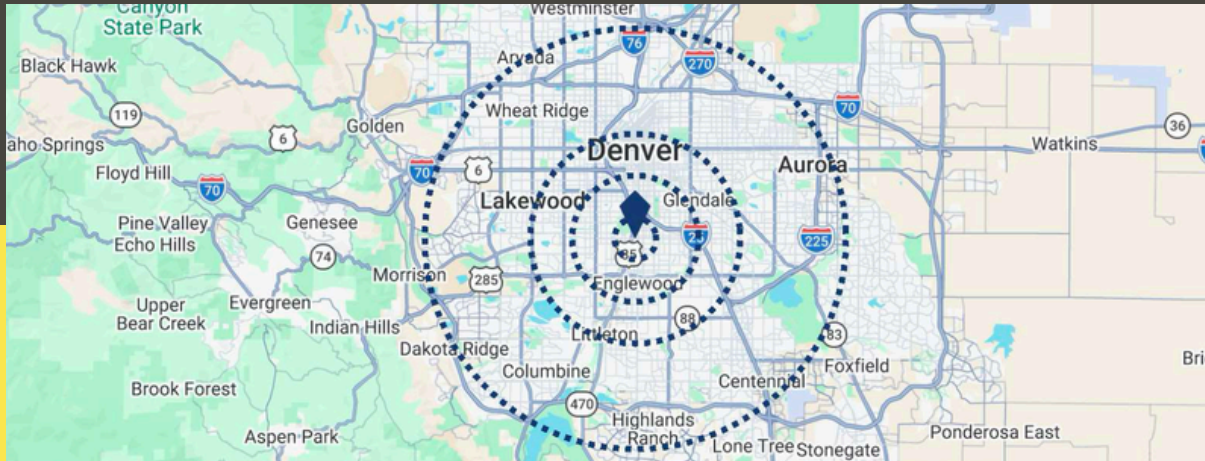
LOCAL NEIGHBORHOODS

Platt Park
Washington Park
University of Denver



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DEMOGRAPHICS



Population	1 Mile
Population	14,031
5 Yr Growth	2.7%
Median Age	38
5 Yr Forecast	41
White / Black / Hispanic	79% / 2% / 14%
5 Yr Forecast	79% / 2% / 14%
Employment	10,433
Buying Power	\$885.8M
5 Yr Growth	7.6%
College Graduates	62.2%
Household	
Households	6,441
5 Yr Growth	2.9%
Median Household Income	\$137,528
5 Yr Forecast	\$143,831
Average Household Income	\$165,834
5 Yr Forecast	\$169,954
% High Income (>\$75K)	72%
Housing	
Median Home Value	\$790,700
Median Year Built	1951
Owner / Renter Occupied	55% / 45%

COUNTS BY STREETS

Collection Street	Cross Street - Direction	Traffic Volume	Count Year	Dist from Subject
1 South Broadway	E Hampden Ave - S	25,299	2025	0.02 mi
2 BROADWAY	E Hampden Ave - S	24,946	2023	0.02 mi
3 S Broadway	E Evans Ave - N	29,037	2025	0.02 mi
4 South Broadway	E Evans Ave - N	28,687	2025	0.03 mi
5 E Evans Ave	S Lincoln St - E	34,626	2025	0.06 mi
6 West Evans Avenue	S Broadway - E	33,069	2025	0.07 mi
7 West Evans Avenue	S Acoma St - E	27,974	2025	0.09 mi
8 South Broadway	W Wesley Ave - N	25,708	2025	0.13 mi
9 SBROADWAY	E Asbury Ave - N	28,003	2025	0.13 mi
10 S Broadway	E Asbury Ave - N	27,867	2023	0.13 mi



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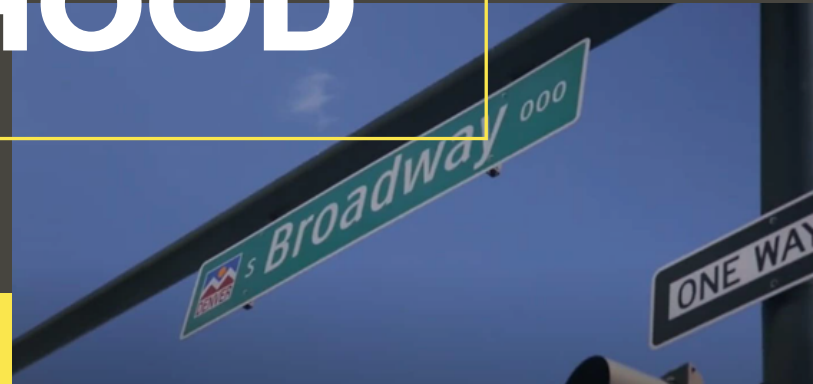
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NEIGHBORHOOD

SOUTH BROADWAY

South Broadway is a lively and eclectic corridor known for its mix of vintage shops, trendy boutiques, craft breweries, and diverse dining options. Stretching from downtown Denver through Englewood and beyond, this area has a strong cultural and artistic vibe, with live music venues, art galleries, and a thriving nightlife scene. The district blends historic architecture with modern developments, attracting a mix of entrepreneurs, creatives, and residents seeking a walkable, urban environment. With ongoing revitalization and a strong local identity, South Broadway continues to be a destination for both commerce and entertainment.



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PLATT PARK

PLATT PARK IS A CHARMING AND HIGHLY SOUGHT-AFTER NEIGHBORHOOD KNOWN FOR ITS TREE-LINED STREETS, HISTORIC HOMES, AND VIBRANT LOCAL BUSINESSES. THE AREA BOASTS A MIX OF BOUTIQUE SHOPS, TOP-RATED RESTAURANTS, AND A LIVELY FARMERS' MARKET. WITH A STRONG SENSE OF COMMUNITY, EXCELLENT WALKABILITY, AND PROXIMITY TO PARKS AND LIGHT RAIL ACCESS, PLATT PARK ATTRACTS FAMILIES, YOUNG PROFESSIONALS, AND ENTREPRENEURS. THE NEIGHBORHOOD SEAMLESSLY BLENDS HISTORIC CHARACTER WITH MODERN AMENITIES, MAKING IT A DESIRABLE DESTINATION FOR BOTH RESIDENTS AND BUSINESSES.

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