



FOR LEASE

APPROXIMATELY
2,530 SF
AVAILABLE

SECOND
GENERATION
RESTAURANT/
CAFE SPACE

BROADWAY
REAL ESTATE

STEVEN COOK

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1886 SOUTH BROADWAY

DENVER, CO. 80210



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Rare opportunity to lease a fully built-out second-generation restaurant/cafe space with dedicated on-site parking in one of Denver's most desirable retail corridors. Located in the heart of Platt Park along South Broadway, this approximately 2,530-square-foot freestanding building offers operators the ability to open quickly while avoiding the time and expense of a full restaurant build-out.

The space features a functional dining room, customer service area, two ADA restrooms, and a large commercial kitchen with existing restaurant infrastructure already in place. Designed for efficient food service operations, the layout is well suited for a wide variety of concepts, including full-service restaurants, cafés, coffee shops, bakeries, breweries, wine bars, cocktail lounges, and specialty food.

One of the property's most valuable amenities is its private parking lot with approximately 18 dedicated parking spaces—an exceptionally rare offering. Combined with excellent visibility, prominent signage, and consistent pedestrian and vehicle traffic, the property provides outstanding exposure for businesses seeking a highly accessible, neighborhood-oriented location.

Surrounded by some of Denver's most popular restaurants, breweries, boutiques, fitness studios, and neighborhood retailers, the property benefits from strong daytime and evening traffic generated by the affluent Platt Park community.

In addition to the daily commuter through-traffic, the location also draws customers from nearby Washington Park, Baker, Overland, Rosedale, the University of Denver, and the greater South Broadway corridor.

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HIGHLIGHTS

SECOND-GENERATION RESTAURANT SPACE

FUNCTIONAL DINING ROOM WITH CUSTOMER
SERVICE AREA

FULLY EQUIPPED COMMERCIAL KITCHEN

WALK-IN REFRIGERATOR AND WALK-IN FREEZER

EXISTING COMMERCIAL PRODUCTION
INFRASTRUCTURE

GLASS ROLLUP GARAGE DOOR

PRIVATE PARKING LOT WITH APPROXIMATELY 18
DEDICATED PARKING SPACES

EXCELLENT FRONTAGE AND SIGNAGE ALONG
SOUTH BROADWAY

HIGH PEDESTRIAN AND VEHICLE TRAFFIC

PRIME PLATT PARK/ S BROADWAY LOCATION

CONVENIENT ACCESS TO WASHINGTON PARK,
THE UNIVERSITY OF DENVER, SANTA FE DRIVE,
AND I-25

1886 S. BROADWAY



IDEAL USES

- Full-service restaurant
- Fast casual restaurant
- Café or coffee shop
- Bakery
- Brewery or taproom
- Wine bar
- Cocktail lounge
- Specialty food concept
- Catering kitchen
- Dessert concept
- Ghost kitchen with retail component



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LOCATION

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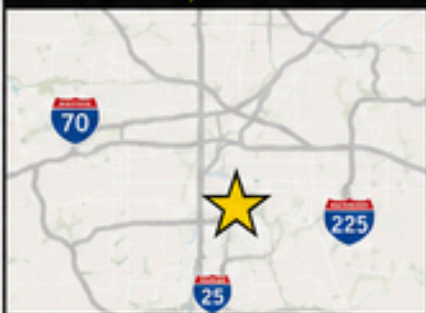
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BAKER

DENVER, COLORADO



1886
S BROADWAY
DENVER, CO 80210



WALKABLE

to shops, restaurants,
and neighborhood
amenities



MINUTES TO

Washington Park,
The University of Denver,
and I-25



STRONG

demographics in one of
Denver's most desirable
neighborhoods



VIBRANT SOUTH BROADWAY

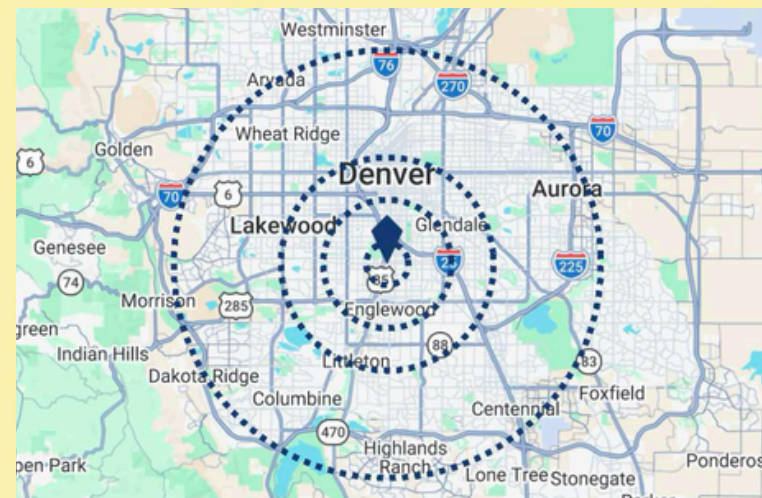
corridor with high pedestrian
and vehicle traffic

POPULATION

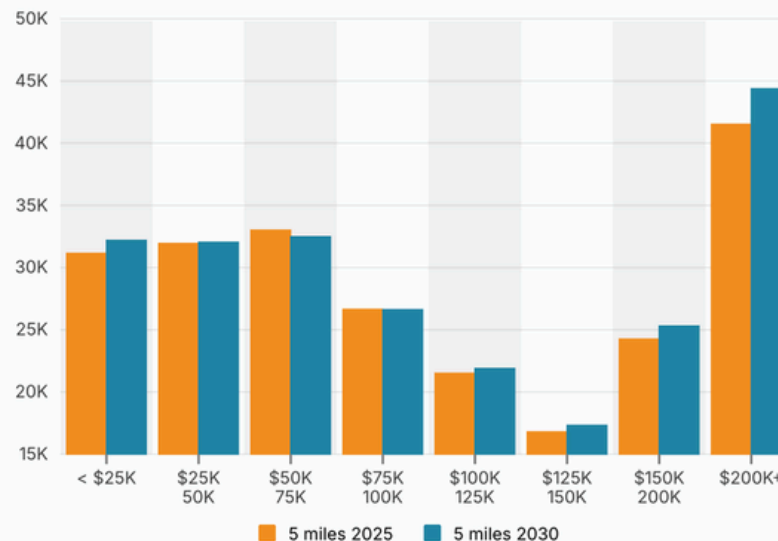
	2 MI	5 MI	10 MI
2020 Population	70,843	478,551	1,440,623
2025 Population	71,271	489,161	1,470,016
2030 Projection	72,605	499,443	1,498,150
Annual Growth '20-'25	0.1%	0.4%	0.4%
Annual Growth '25-'30	0.4%	0.4%	0.4%
Median Age	36.2	37.7	38.5
Bachelor's Degree+	55%	49%	46%
U.S. Armed Forces	124	643	2,167

HOUSEHOLDS

	2 MI	5 MI	10 MI
2020 Households	30,487	221,173	623,249
2025 Households	30,579	226,904	637,074
2030 Projection	31,187	232,304	650,364
Annual Growth '20-'25	1.6%	1.7%	1.6%
Annual Growth '25-'30	0.4%	0.5%	0.4%
Owner Occupied	15,386	100,035	329,109
Renter Occupied	15,801	132,268	321,255
Avg HH Size	2.2	2.1	2.2
Avg HH Vehicles	2	2	2
Consumer Spending	\$1.1B	\$7.5B	\$22.2B



Households By Income



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DEMOGRAPHICS

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.



1886 S. BROADWAY



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.

1886 S. BROADWAY

DENVER WELCOMES: PROFESSIONAL NEW WOMAN'S SOCCER STADIUM

DENVER SUMMIT FC STADIUM &
SOUTH BROADWAY CORRIDOR



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A MAJOR NEW CATALYST IS COMING TO THE SOUTH BROADWAY CORRIDOR WITH THE DEVELOPMENT OF A PURPOSE-BUILT WOMEN'S PROFESSIONAL SOCCER STADIUM, SET TO ANCHOR THE SANTA FE YARDS REDEVELOPMENT. THE VENUE WILL SERVE AS THE FUTURE HOME OF DENVER'S NWSL TEAM, DENVER SUMMIT FC, AND IS EXPECTED TO OPEN IN 2028 AS A 14,500-SEAT, STATE-OF-THE-ART FACILITY.

LOCATED JUST OFF SOUTH BROADWAY NEAR I-25 AND SANTA FE DRIVE, THE PROJECT SITS IN A HIGHLY VISIBLE, HIGH-TRAFFIC CORRIDOR AND WILL BE COMPLEMENTED BY A 14-ACRE MIXED-USE DISTRICT WITH RETAIL, DINING, AND PUBLIC OPEN SPACE. THE DEVELOPMENT IS EXPECTED TO SIGNIFICANTLY INCREASE FOOT TRAFFIC, ELEVATE THE AREA'S PROFILE, AND DRIVE CONTINUED RETAIL AND INVESTMENT ACTIVITY ALONG SOUTH BROADWAY. IMPACT: A LONG-TERM DEMAND DRIVER THAT WILL FURTHER SOLIDIFY SOUTH BROADWAY AS ONE OF DENVER'S MOST ACTIVE AND EVOLVING RETAIL CORRIDORS.



JEWELL PEDESTRIAN BRIDGE

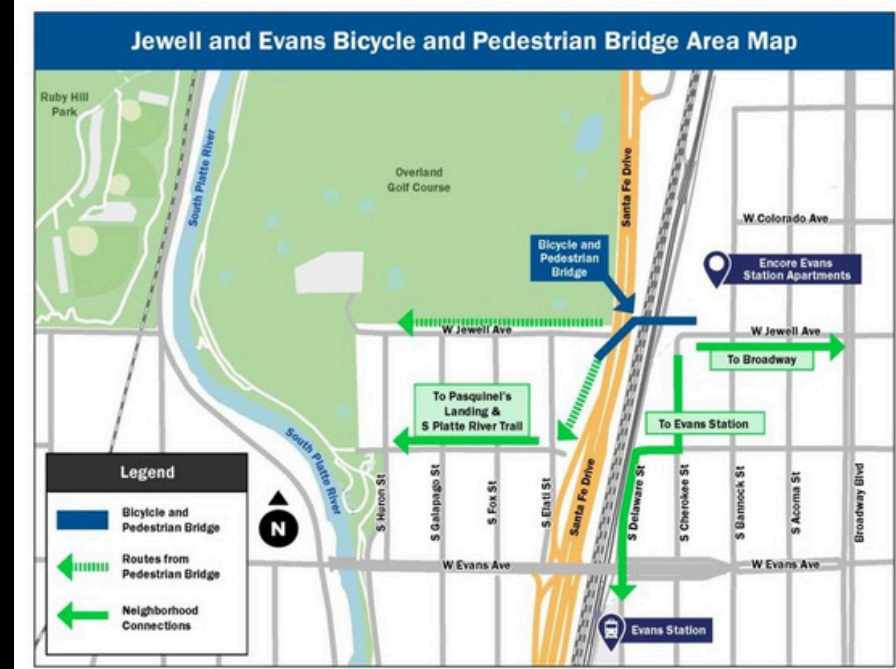
SOUTH BROADWAY & SANTA FE DRIVE CORRIDORS

A KEY INFRASTRUCTURE PROJECT IN THE SOUTH BROADWAY CORRIDOR IS THE WEST JEWELL AVENUE PEDESTRIAN AND BIKE BRIDGE, DESIGNED TO SIGNIFICANTLY IMPROVE CONNECTIVITY ACROSS SANTA FE DRIVE AND THE ADJACENT RAIL CORRIDOR.

THE BRIDGE WILL SPAN SANTA FE DRIVE, FREIGHT RAIL LINES, AND RTD LIGHT RAIL—CREATING A SAFE, GRADE-SEPARATED LINK BETWEEN LONG-SEPARATED NEIGHBORHOODS. IT WILL CONNECT SOUTH BROADWAY TO THE SOUTH PLATTE RIVER TRAIL, RUBY HILL PARK, SURROUNDING RESIDENTIAL AREAS, AND IMPROVE ACCESS TO RTD'S EVANS STATION.

FUNDED IN PART BY DENVER'S ELEVATE BOND PROGRAM, THIS LONG-PRIORITIZED PROJECT IS NOW UNDER CONSTRUCTION WITH COMPLETION ANTICIPATED IN LATE 2026. POSITIONED NEAR THE SANTA FE YARDS REDEVELOPMENT AND THE FUTURE WOMEN'S SOCCER STADIUM, IT WILL PLAY A KEY ROLE IN DRIVING PEDESTRIAN ACTIVITY AND LONG-TERM GROWTH.

IMPACT: A MAJOR CONNECTIVITY DRIVER THAT ENHANCES ACCESSIBILITY, UNLOCKS NEW FOOT TRAFFIC PATTERNS, AND SUPPORTS THE CONTINUED EVOLUTION OF S BROADWAY AS A WALKABLE, HIGH-ENERGY CORRIDOR.



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