



# 1824 S. Broadway

Denver, Colorado 80210

## Property Overview

- Great exposure on South Broadway with over 36,000 vehicles per day.
- Located within the beautifully revitalized portion of South Broadway with attractive new infrastructure in place.
- Surrounded by numerous retail shops, neighborhood taverns, art galleries, antique shops and everything else you'd expect to find within the urban heartbeat of Denver.
- Approximately 70 feet of storefront exposure on Broadway!



Availability	6,400 SF
Bldg Size	10,976 SF
Lot Size	12,197 SF
Parking	2 dedicated spaces and ample street parking
Year Built	1950
Zoning	U-MS-3

## Lease Rate: \$22.00/SF MG

**Operating Expenses: \$4.69 SF (includes Taxes, Insurance and Utilities)**

**Cory Dulberg**

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**Robert Hudgins**

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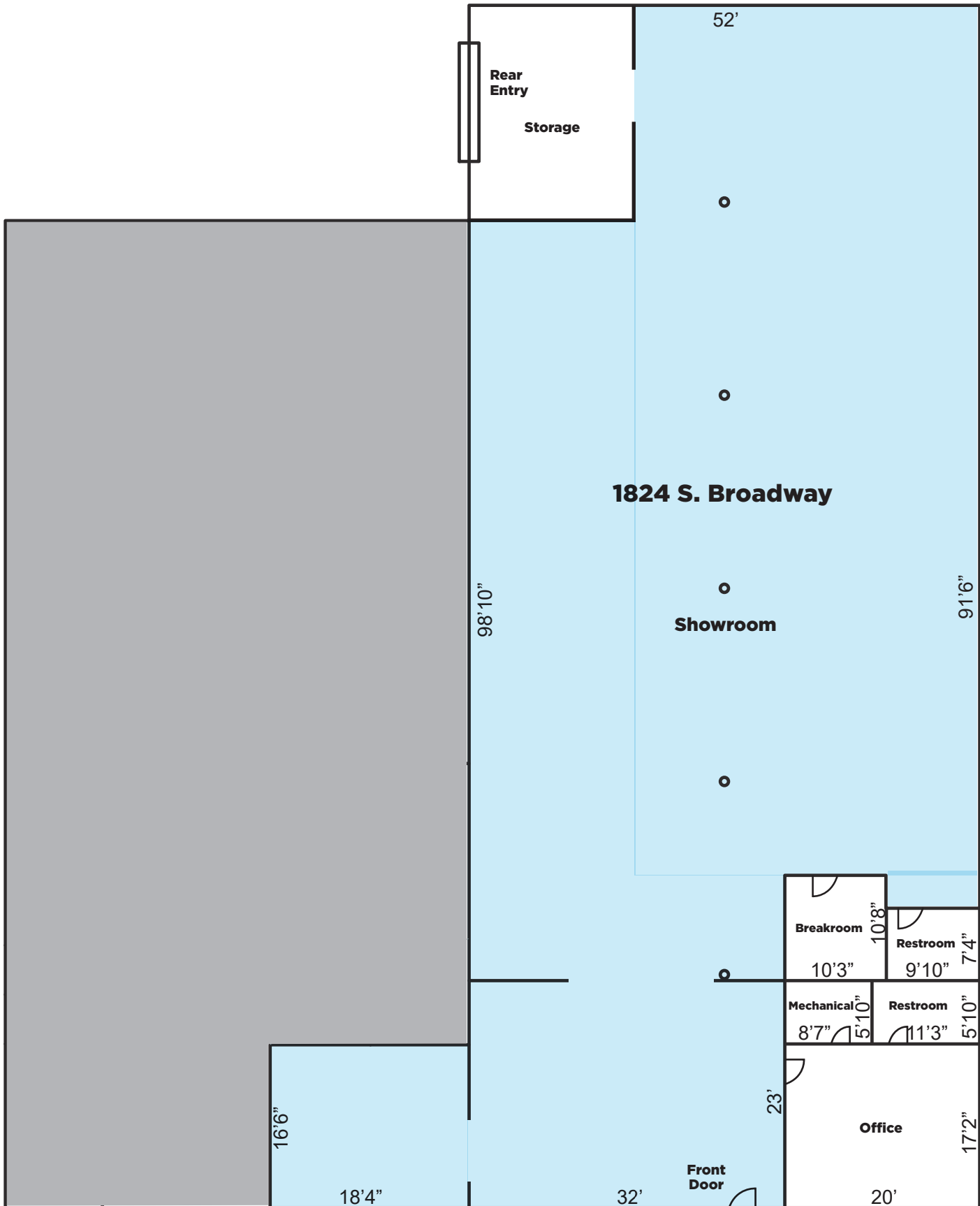
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Open, spacious layout with potential for beautiful concrete floors throughout.



ALLEY



BROADWAY

RETAIL FOR LEASE  
**1824 S. Broadway**  
 Denver, CO 80210



**Demographics**

	1 Mile	3 Mile	5 Mile
Population	13,527	163,667	480,870
Avg. Household Income	\$141,807	\$108,338	\$101,656

\*Source: CoStar

**Traffic Counts**

	Vehicles/Day
Broadway @ Jewell Ave	36,743

\*Source: CoStar

**NAI** Shames Makovsky

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