

LOCATION

WINDSOR AT BROADWAY STATION

1165 South Broadway // Denver, CO 80210

AVAILABLE FOR LEASE



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HIGHLIGHTS

UNIT A // 2,985 SF

UNIT C1 // 1,021 SF

UNIT C2 // 3,289 SF

UNIT D // 2,174 SF – LEASE EXP. 12/31/26

TENANT STILL OPERATING – **DO NOT DISTURB**

• DENSELY POPULATED RESIDENTIAL AREA (1,385 UNITS NEARBY)

• CAN ACCOMMODATE RESTAURANT USERS. GREASE TRAP AND VENTING INFRASTRUCTURE CURRENTLY IN PLACE

• SURFACE PARKING AVAILABLE TO RETAIL

• SIGNAGE ON BROADWAY, ENTRANCE FRONTS PARKING

DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
2025 EST. POPULATION	17,245	207,656	543,687
2030 PROJECTED POPULATION	17,509	216,550	567,283
2025 EST. DAYTIME POPULATION	22,895	272,708	679,518
2025 EST. AVG HH INCOME	\$179,153	\$145,617	\$141,446
2025 EST. HOUSEHOLDS	8,389	98,551	257,314
2025 EST. BUSINESSES	1,327	13,483	30,809

TRAFFIC

SOUTH BROADWAY
29,891 VEHICLES PER DAY

MISSISSIPPI AVENUE
10,868 VEHICLES PER DAY

PARTNER XTEAM
RETAIL ADVISORS

LEGEND
PARTNERS

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BROADWAY STATION

