



• FOR LEASE

GROUND-FLOOR RETAIL OPPORTUNITY

440 Broadway

Denver, Colorado · 80203

1,394 SF · C-MX-8 Zoning

NEIGHBORHOOD
Baker

AVAILABLE
June 2026



01 – PROPERTY OVERVIEW

A turnkey storefront on one of Denver's most active retail corridors.

<p>01</p> <p>1,394 SF</p> <p>RENTABLE AREA</p>	<p>02</p> <p>C-MX-8</p> <p>FLEXIBLE ZONING</p>	<p>03</p> <p>40+ SPACES</p> <p>OFF-STREET PARKING</p>	<p>04</p> <p>100 %</p> <p>BROADWAY FRONTAGE</p>
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- Flexible zoning — café, restaurant, retail, or service use.
- Floor-to-ceiling storefront windows facing Broadway.
- Front-door access on Broadway plus rear access from the lot.

- Polished concrete floors and exposed structural ceiling.
- High-visibility signage on the building façade.
- Delivered in vanilla shell condition; TI package negotiable.

440 BROADWAY

02 - THE SPACE

Retail-ready open floorplate.

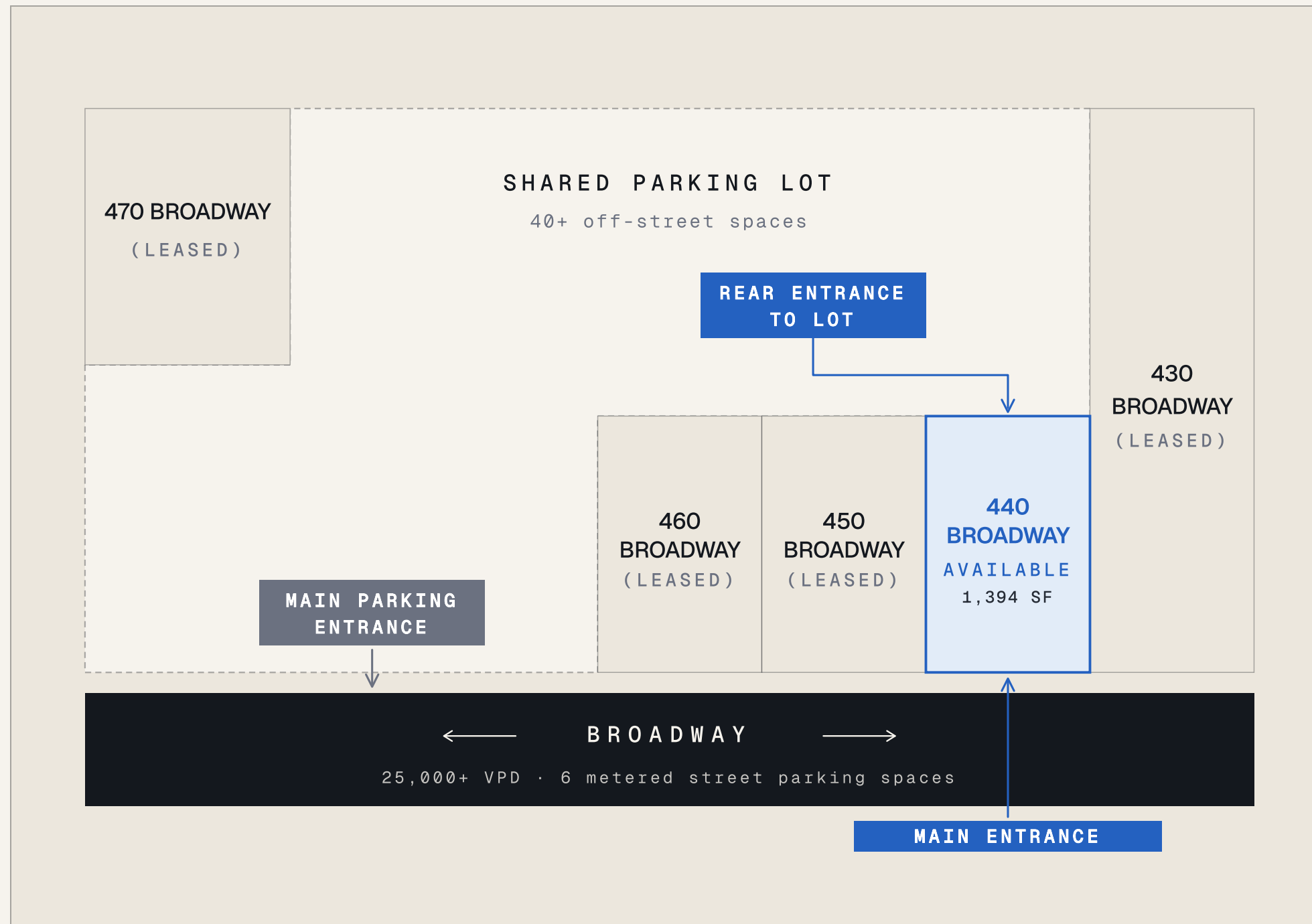
RENTABLE AREA	1,394 SF
PERMITTED USE	Retail / Café / Restaurant / Salon / Fitness
FRONTAGE	Direct Broadway exposure
CEILING	Open exposed structure
FLOORS	Polished concrete
WINDOWS	Floor-to-ceiling storefront
ENTRANCES	Front (Broadway) + Rear (Parking Lot)
SIGNAGE	High visibility signage on Broadway
HVAC	Independent rooftop unit
POWER	200 Amp, 3 Phase
RESTROOM	Common Area Restrooms
CONDITION	Vanilla shell
DELIVERY	Immediate



440 BROADWAY · DENVER, CO 80203

HALOGEN CAPITAL · LEASING

Broadway Visibility. Convenient Access.



01 - OFF-STREET PARKING

40+ shared spaces make deliveries, take-out, pickup, and to-go ordering effortless for customers and staff.

02 - MAIN ENTRANCE + SIGNAGE

Directly off the highly-visible Broadway frontage — the primary customer-facing entry.

03 - REAR ENTRANCE

Separate rear entrance opens directly into the shared parking lot.

04 – TRADE AREA & LOCATION

At the crossroads of Baker & Golden Triangle.



SUBJECT PROPERTY
440 Broadway
 1,394 SF · Ground Floor

46,000

RESIDENTS WITHIN 1 MILE

\$98_K

AVG. HOUSEHOLD INCOME

25,000₊ VPD

DAILY TRAFFIC ON BROADWAY

90₊

WALK SCORE · TRANSIT 70+



Established corridor anchors within walking distance.

Voodoo Doughnut	DOUGHNUTS	Illegal Pete's	MISSION-STYLE
Historians Ale House	GASTROPUB	Postino	WINE CAFÉ
Punch Bowl Social	EATERTAINMENT	PNC Bank	BANKING
Dunkin'	COFFEE & DOUGHNUTS	Chipotle	FAST CASUAL
Cava	FAST CASUAL	Dave's Hot Chicken	FAST CASUAL



06 — THE BLOCK

Established food and lifestyle co-tenants drive daily traffic.

Selected anchors from a corridor of established retailers, services, and offices.

01

Dae Gee

KOREAN BBQ

02

Superset Fitness

PERSONAL TRAINING

03

Kara Kara Blooms

FLORAL SHOP

04

Fentress Studios

ARCHITECTURE FIRM

05

Luke & Company

PET SUPPLY & GROOMING

06

Wizard's Chest

TOY & COSTUME STORE

+ MANY MORE ALONG THE CORRIDOR

Sukiya Ramen · Metropolitan Framing · Meiningers Paint · Grid Workspaces · Bar 404 · and others

Key terms.

ASKING RATE	Negotiable
LEASE STRUCTURE	NNN
TERM	5 years
TI ALLOWANCE	Available Based on Use
AVAILABLE	Immediately

08 – FOR INFORMATION

Let's talk.



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