

# BROOKRIDGE SHOPPING CENTER

5102-5198 S BROADWAY, ENGLEWOOD, CO 80013



1,050 - 3,900 SF

FOR LEASE



**KINSEY & COMPANY**  
COMMERCIAL REAL ESTATE

**Jason F. Kinsey**  
Managing Principal  
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**Brady Kinsey**  
Principal  
303-847-1295  
Brady@KinseyCRE.com

## Availability

- Pricing: Contact Broker
- SF: 1,050 - 3,900 SF

## Traffic Counts

- Broadway: 41,207 VPD
- Belleview Ave: 32,026 VPD

*Source: 2024 MPSI Estimate*

# BROOKRIDGE SHOPPING CENTER

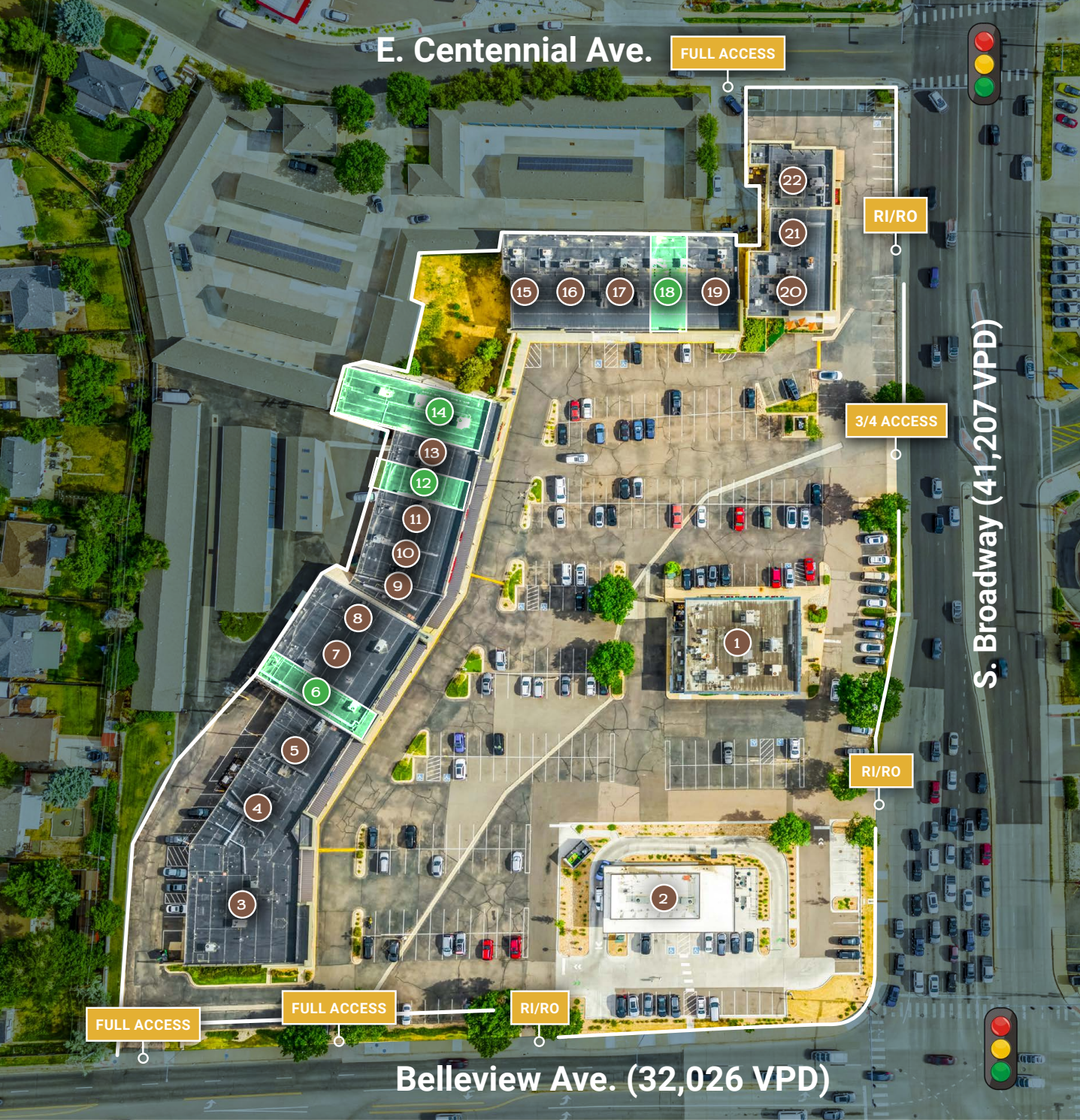


**BELLEVIEW AVE. (32,026 VPD)**

## Highlights

- Located at busy intersection that has exposure to 73,233 VPD
- Multiple points of ingress and egress off of both Broadway and Belleview Ave
- Densely populated area with 56,237 people in a 3 mile radius.
- Join co-tenants such as Starbucks, Qdoba, Phenix Salon Suites, AFC Urgent Care and more

No representations or warranties, expressed or implied, are made as to the accuracy of the information contained herein. Prospective tenant must independently verify the information and bears all risk for inaccuracies. Prices, terms, and availability are subject to change and/or withdrawal without notice

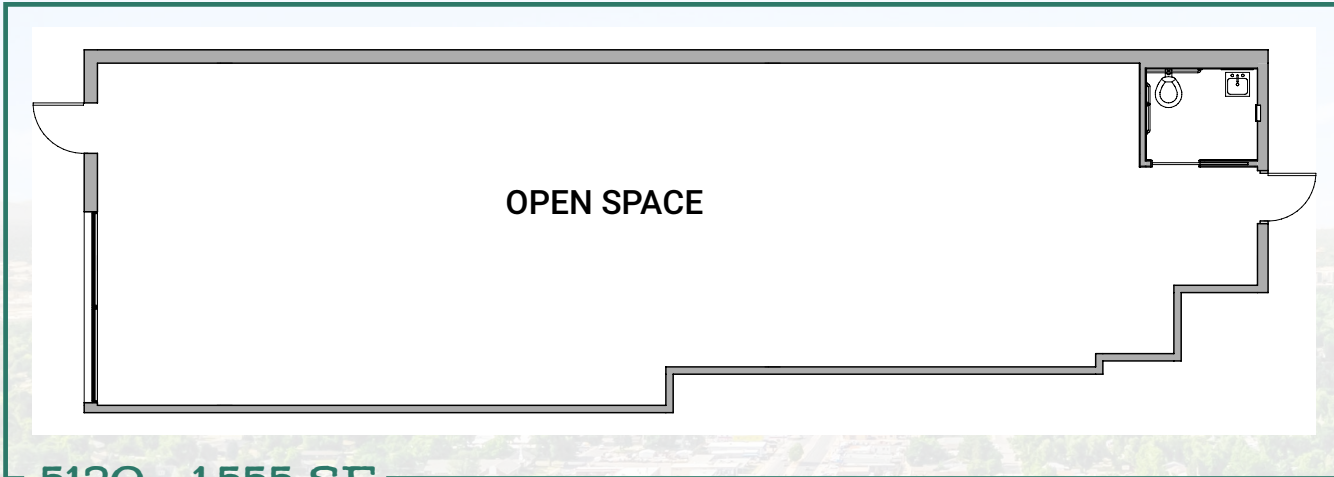


## Tenants

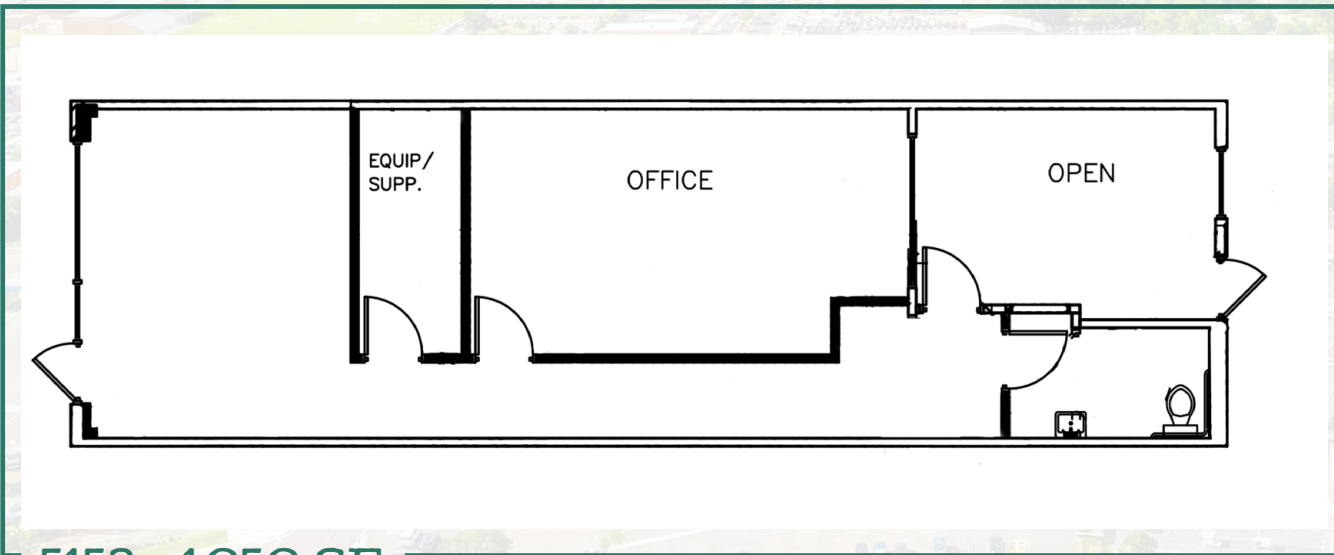
1. Black-Eyed Pea
2. Starbucks
3. AFC Urgent Care
4. Phenix Salons
5. My Eye Dr
6. **AVAILABLE - 1,555 SF**
7. Mile High Dental & Implant Centers
8. Urgent Vet
9. Signal Graphics
10. Vogue Nails
11. Liberty Tax
12. **AVAILABLE - 1,050 SF**
13. Allstate
14. **AVAILABLE - 3,900 SF**
15. Kids Tooth Doc
16. Pottery Painting
17. Chiropractor
18. **AVAILABLE - 2,120 SF**
19. CACC Physical Therapy
20. Qdoba
21. Papa Johns
22. Duffy Roll

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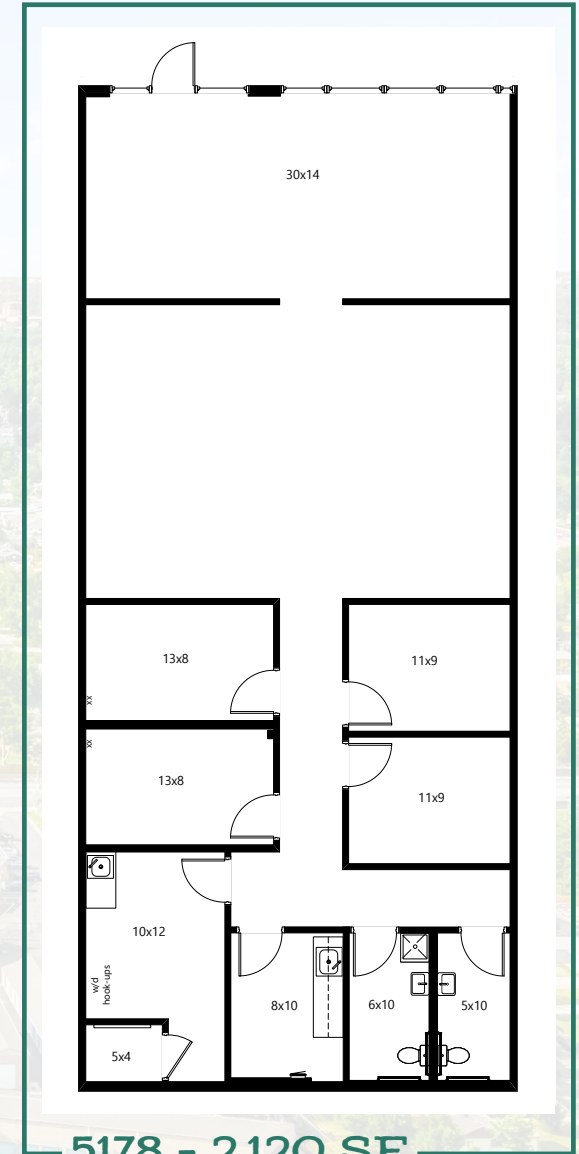
## Floor Plans



5120 - 1,555 SF

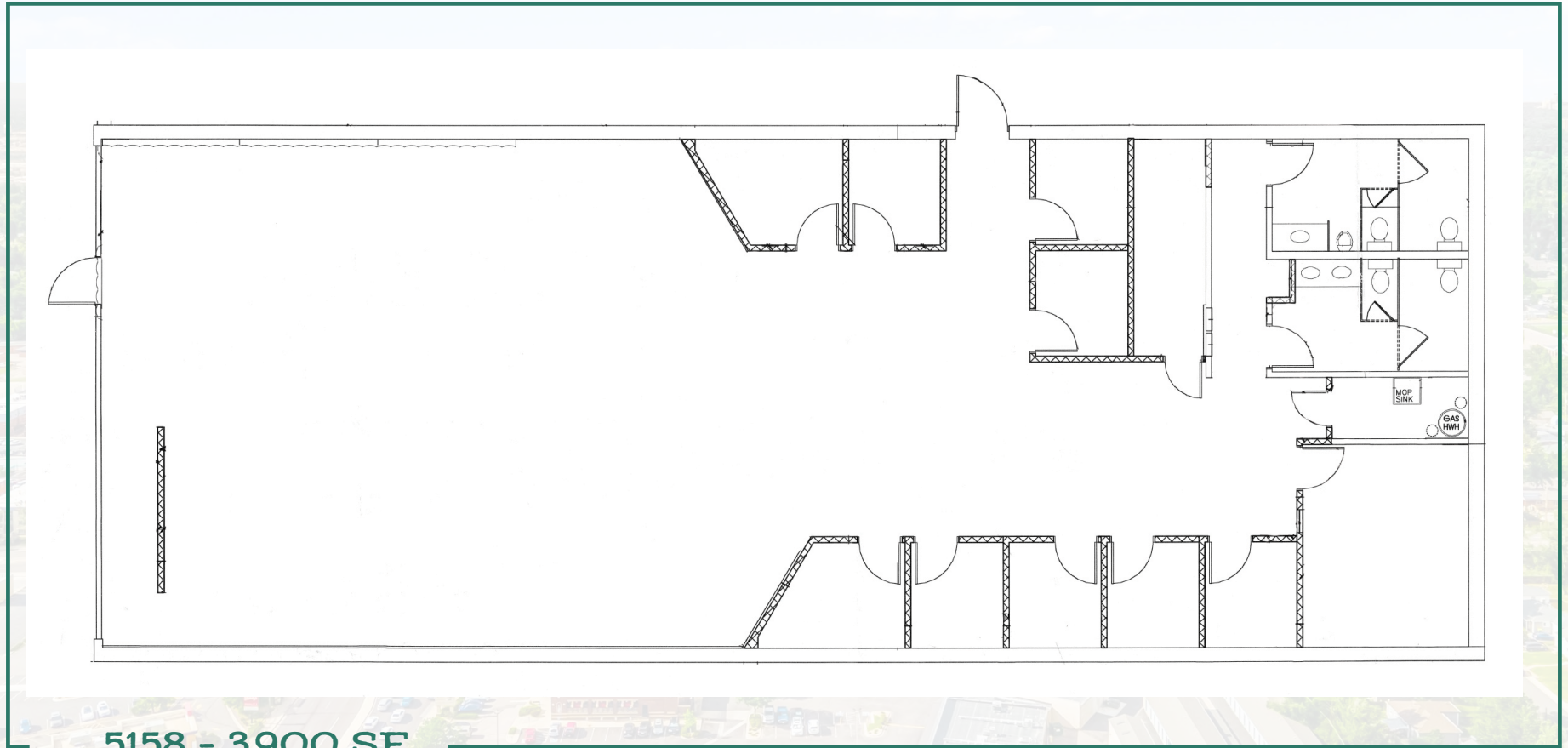


5152 - 1,050 SF



5178 - 2,120 SF

## Floor Plans



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## Demographics

	1 Mile	3 Miles	5 Miles
Population	15,760	97,225	296,079
Average Household Income	\$91,134	\$109,480	\$121,541
Daytime Population	5,164	56,237	185,016

Source: CoStar



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