



487 S. Broadway

SUITES 300 & 400

Denver, CO 80209

Adjacent to Denver Design District

- TOD site proximate to Alameda & Broadway Light Rail Stations with easy access to I-25
- Denver Design District, Wash Park & Baker neighborhoods nearby
- Located within the 75 acre, mixed-use redevelopment of Broadway Park®
- Over 1,000 multifamily units in close proximity and more coming in the near future
- Shopping center has strong national anchor tenants
- Ample Parking

Lease Rate: \$22.00/PSF NNN

Estimated Expenses: \$13.16/PSF

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Available SF	Suite 300: 1,365 Suite 400: 1,500
Building Size	39,205
Year Built	1993
Walk Score	86/100

www.BroadwayPark.com

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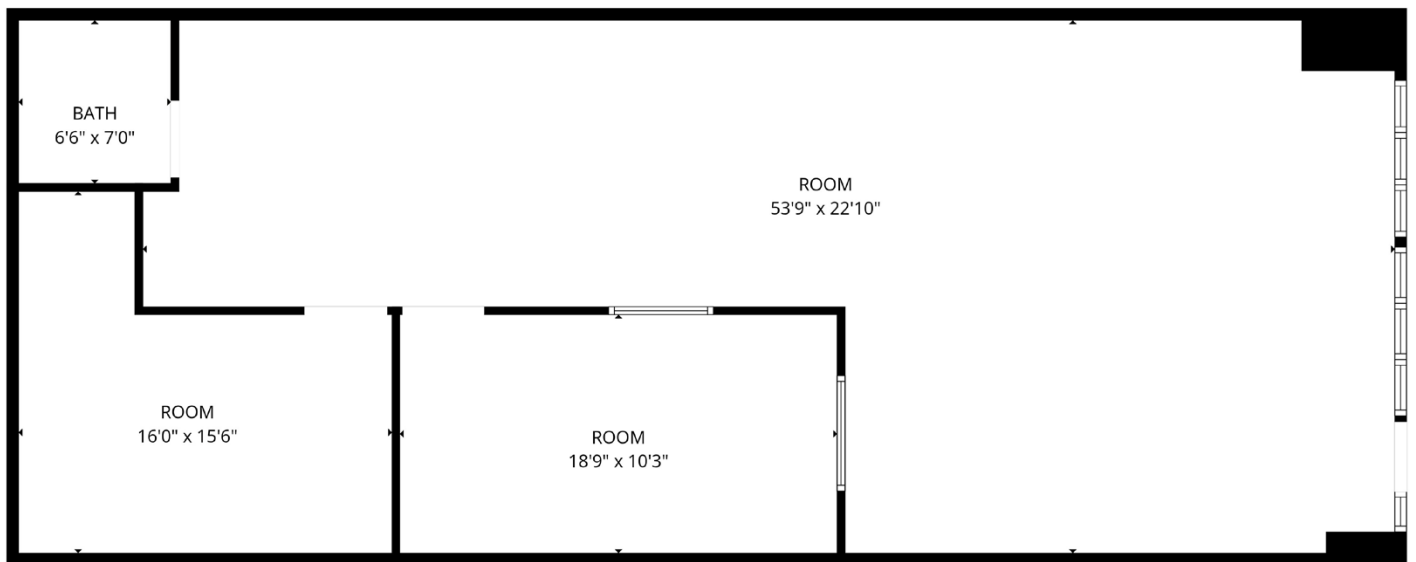
- 1 Sam's Club
- 2 Fascination St. Fine Art
- 3 Fascination St. Fine Art
- 4 Vacant
- 5 Ritual Sauna Club
- 6 Vacant
- 7 Sharp Cabinetry
- 8 515 S. Broadway (Vacant)
- 9 Blue Bonnet
- 10 Taco Bell
- 11 Imperial Palace
- 12 Chase/Orange Theory/Goodheart Vet
- 13 AVAILABLE 1/1/27**
- 14 The UPS Store
- 15 Subway
- 16 Safeway
- 17 OfficeMax
- 18 RYESoBo
- 19 Broadway Bark Dog Park
- 20 The Harry Potter Experience
- 21 The Harry Potter Experience
- 22 The Harry Potter Experience
- 23 Pep Boys
- 24 Broadway Chiropractic
- 25 Z-Ultimate Self Defense
- 26 Trendy Nails
- 27 AVAILABLE**
- 28 AVAILABLE**
- 29 Tools for Bending

broadway park



SUITE 300

1,365 SF



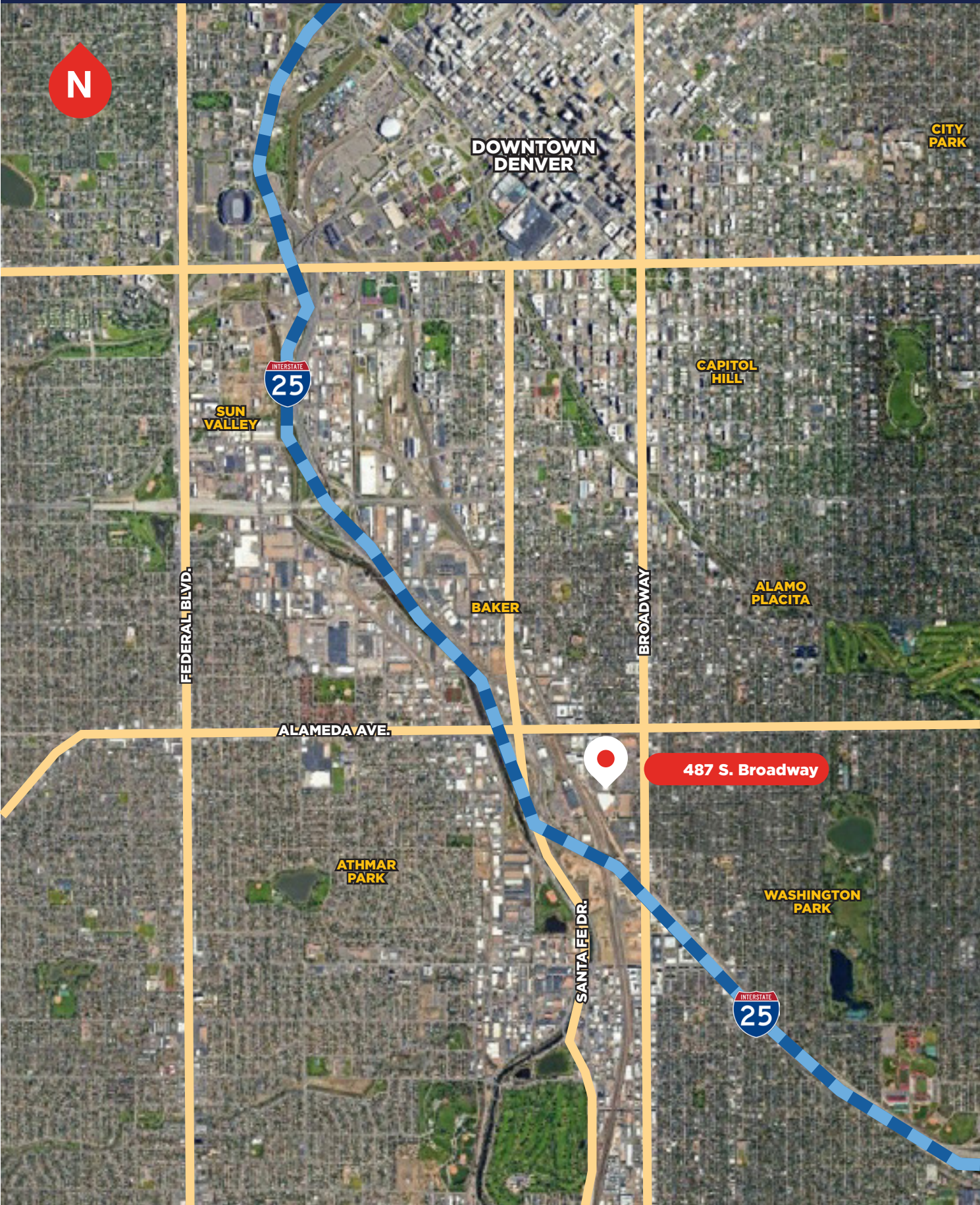
(Spaces can easily be combined to create a **2,865 SF** unit)

SUITE 400

1,500 SF



DENVER AREA





RYE SO BO
MULTI-FAMILY
353 UNITS

AMLI BROADWAY PARK
MULTI-FAMILY
353 UNITS

EMICH
VOLKSWAGEN

Kum & Go

CORTLAND ALAMEDA STATION
MULTI-FAMILY
275 UNITS

THE HOME DEPOT

Pep Boys

OfficeMax

sam's club

McDonald's

NATURAL GROCERS

TACO BELL

BURN DOWN

Blue Bonnet

Starbucks

487 S. BROADWAY

Public Storage

broadway park

THE ROXY

roth living

GALLERIA & STONE

KITCHENS on BROADWAY

WITHIN 3 MILE RADIUS

16,000+ BUSINESSES

82,882 APARTMENTS/CONDOS

INTERSTATE 25

S. SANTA FE DR.
S. PLATTE RIVER DR.

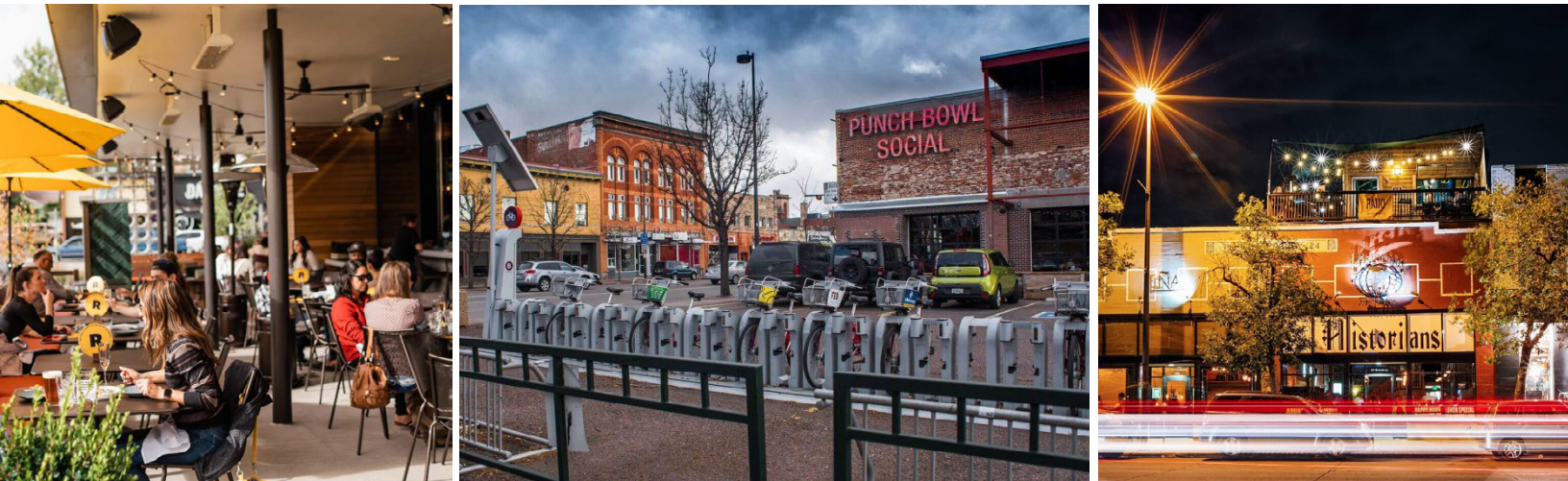
INTERSTATE 25

SPROUTS

E. MISSISSIPPI AVE.

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Area Highlights



303 S. Broadway sits at the intersection of several established Denver neighborhoods, including Baker, West Washington Park and Speer, while also benefiting from significant new multifamily investment along the Broadway/Alameda corridor. Just a few blocks south, the 353-unit Rye SoBo community adds substantial residential density, while the Alameda Station area has evolved as a transit-oriented residential district. The Denizen development alone introduced 275 apartment units adjacent to Alameda Station.

Continued redevelopment around Broadway and Alameda is creating an increasingly dense, walkable customer base that complements the established single-family neighborhoods surrounding the corridor. For retailers, restaurants and service businesses, this combination provides access to both longtime neighborhood residents and a growing population of apartment dwellers looking for convenient places to shop, eat and spend time close to home.

The property benefits from **proximity to RTD's Alameda Station**, located near Broadway and Alameda Avenue. The station has been a focal point for transit-oriented development and connects the neighborhood to Denver's broader rail and bus network. RTD's redevelopment of the station area included a new transit plaza, retail space, residential development and improved pedestrian connections specifically designed to create a more connected urban district.

South Broadway is one of Denver's most recognizable urban commercial corridors, with an eclectic mix of restaurants, bars, coffee shops, entertainment venues, boutiques and independent retailers. At 303 S. Broadway, a retailer can tap into the character and pedestrian activity of the Baker/South Broadway district while remaining highly accessible to customers from Washington Park, Speer, Platt Park and surrounding central Denver neighborhoods.

With new housing continuing to reinforce the existing neighborhood population, nearby light rail, major bus connections, bike and pedestrian improvements, and direct access to one of Denver's best-known retail streets, 303 S. Broadway offers retailers the opportunity to establish a highly visible presence in an already active district that continues to grow.

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DEMOGRAPHICS

1 MI

3 MI

5 MI

	1 MI	3 MI	5 MI
Population	25,088	208,969	536,822
Median Age	38.7	36.5	36.9
Avg. HH Income	\$115,281	\$104,147	\$105,720
Daytime Employees	14,324	225,048	385,695
Total Consumer Spending	\$481,183,168	\$3.318B	\$8.224B



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