

FOR LEASE

RARE OPPORTUNITY TO LEASE SPACE ON
HIGH-TRAFFIC BROADWAY CORRIDOR

326 SOUTH BROADWAY

LOCATED IN THE BROADWAY GENERAL IMPROVEMENT DISTRICT



**LEE &
ASSOCIATES**

COMMERCIAL REAL ESTATE SERVICES

PLEASE CONTACT

RAY ROSADO, CCIM

Principal

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RARE OPPORTUNITY TO LEASE SPACE ON HIGH-TRAFFIC BROADWAY CORRIDOR 326 SOUTH BROADWAY

Denver, Colorado 80209

326 SOUTH BROADWAY DENVER, COLORADO 80209

LEASE RATE PLEASE CALL BROKER

TENANT IMPROVEMENTS Generous T.I. allowance available to well qualified tenants

ZONING MS-2, Denver

PARKING Unmetered street parking available on both sides of street, off street parking is also available

AVAILABLE Spaces from 2,636 RSF up to 5,700 RSF available

OPEX NNN \$14.40/SF (Est. 2026)

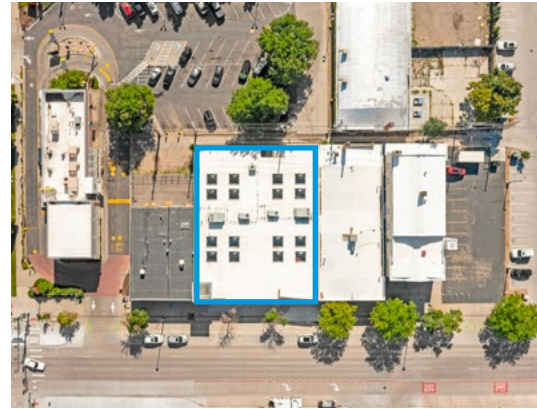
OCCUPANCY Multi-tenant

BUILDING TYPE Storefront retail / showroom

PROPERTY FEATURES

Extensively modernized building with ~\$1,750,000 in recent capital improvements, including:

- Outdoor patio possible
- Overhead door available in some spaces
- New electrical service and wiring
- All new plumbing and HVAC systems
- New roof installed in 2016 with 20-year warranty
- New full storefront replacement
- Interior upgrades including large 8' x 8' skylights that provide abundant natural light and a bright, open atmosphere
- Common area restrooms already installed throughout
- Signage opportunity available facing Broadway AND Lincoln Street



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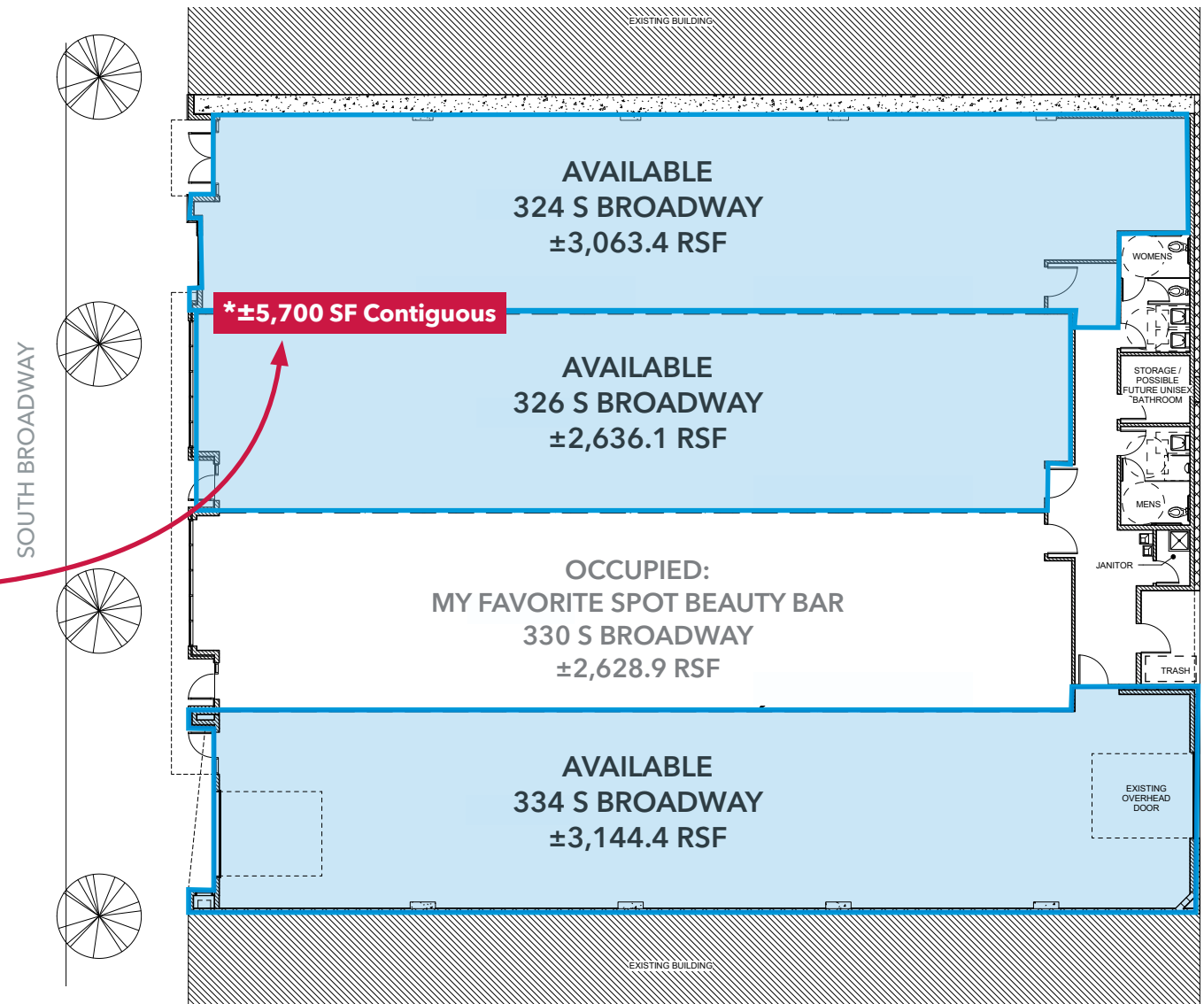
Denver, Colorado 80209

AVAILABLE SUITES

Unit 324	±3,063.4 RSF	Available <i>Can combine w 326</i>
Unit 326	±2,636.1 RSF	Available <i>Can combine w 324</i>
Unit 334	±3,144.4 RSF	Available

Lease a minimum of 2,636 RSF in unit 326, or lease contiguous space in 324 and 326 for a total of 5,700 RSF *

FLOOR PLAN



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PROPERTY HIGHLIGHTS

- Freestanding building with tremendous exposure to Broadway with over 31,000 vehicles per day
- Exceptional signage, visibility & daily traffic counts
- Ideal for medical, dental, wellness, and design, showroom or high-end retail uses
- Flexible layout - combine or divide spaces as needed
- Located near the intersection of Alameda and Broadway and just north of the Denver Design Center
- Across from major shopping center & Alameda Light Rail Station
- Great street exposure and surrounding retail area
- Private off-street parking available – contact broker
- Unmetered 2-hour street parking + optional lot parking nearby
- Common area restrooms
- Completely renovated 2014-2015 and new roof in 2016
- Walker's Paradise, Biker's Paradise and Excellent Transit
- Easy access to I-25 and central Denver



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DEMOGRAPHICS



CoStar 2025	1 Mile	3 Miles	5 Miles
Current Population	28,648	227,701	559,323
Daytime Population	15,224	244,285	384,755
Number of Businesses	1,768	27,607	46,678
Number of Households	16,378	114,507	262,732
Average Household Income	\$140,549	\$127,863	\$128,196
Median Home Value	\$824,737	\$771,958	\$721,520

TRAFFIC COUNTS



CoStar 2025	Cross Street	Traffic Volume
S Broadway	W Alameda Ave	30,914 VPD
E Alameda Ave	S Lincoln St	28,964 VPD
W Alameda Ave	S Broadway	28,000 VPD
S Broadway	E Alameda Ave	24,485 VPD



\$156,539,061

Spent on Food & Alcohol
within a 1-mile radius

2025



\$133,342,637

Spent on Transportation &
Maintenance within a 1-mile radius

2025



\$85,610,307

Spent on Entertainment, Hobbies
& Pets within a 1-mile radius

2025



94 Walk Score
WALKER'S PARADISE

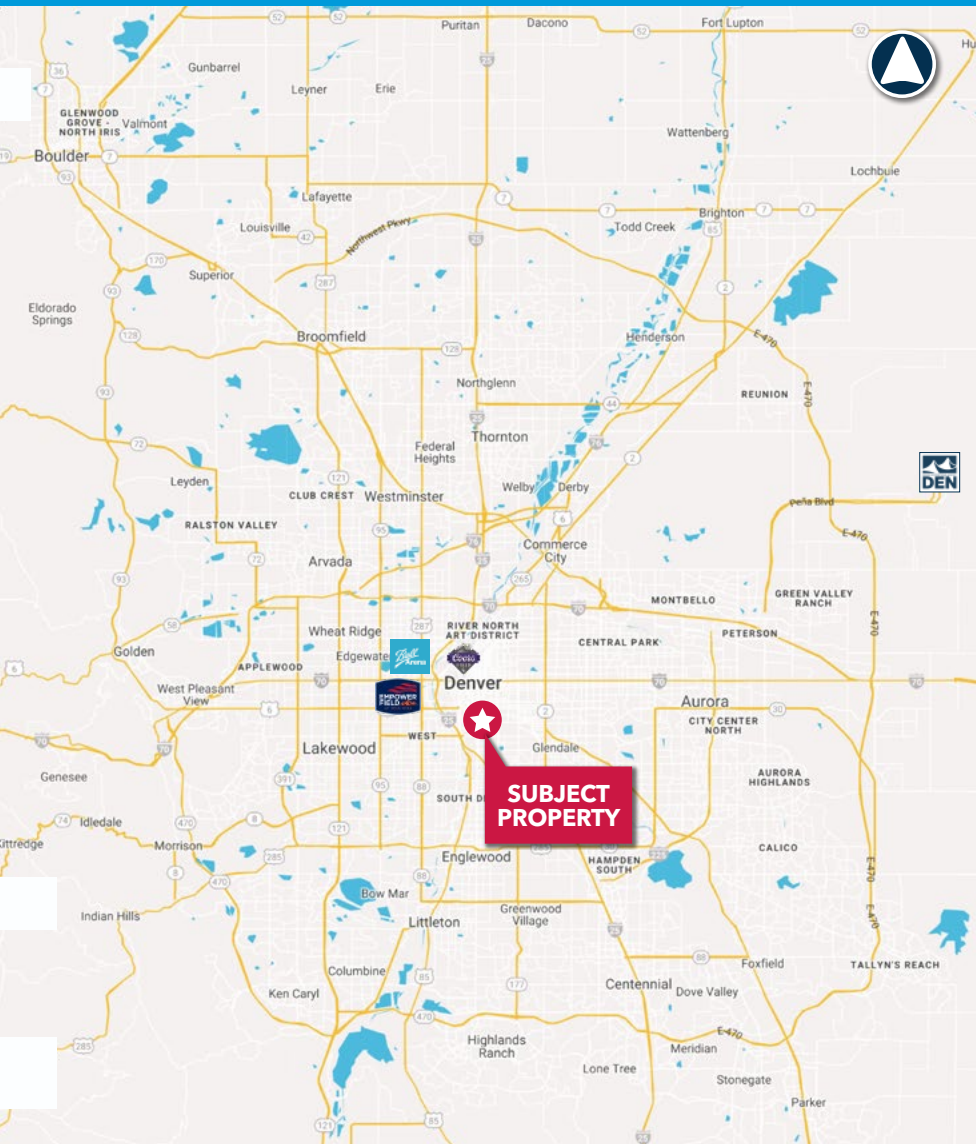


70 Transit Score
EXCELLENT TRANSIT



96 Bike Score
BIKER'S PARADISE

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