



# 1824 S. Broadway

Denver, CO 80210

## Property Overview

- Great exposure on South Broadway with over 36,000 vehicles per day.
- Located within the beautifully revitalized portion of South Broadway with attractive new infrastructure in place.
- Surrounded by numerous retail shops, neighborhood taverns, art galleries, antique shops and everything else you'd expect to find within the urban heartbeat of Denver.
- Approximately 70 feet of storefront exposure on Broadway!

**Lease Rate: \$22.00/SF MG**

**Operating Expenses: \$4.69 SF (includes Taxes, Insurance and Utilities)**



|              |                                             |
|--------------|---------------------------------------------|
| Availability | 6,400 SF                                    |
| Bldg Size    | 10,976 SF                                   |
| Lot Size     | 12,197 SF                                   |
| Parking      | 2 dedicated spaces and ample street parking |
| Year Built   | 1950                                        |
| Zoning       | U-MS-3                                      |

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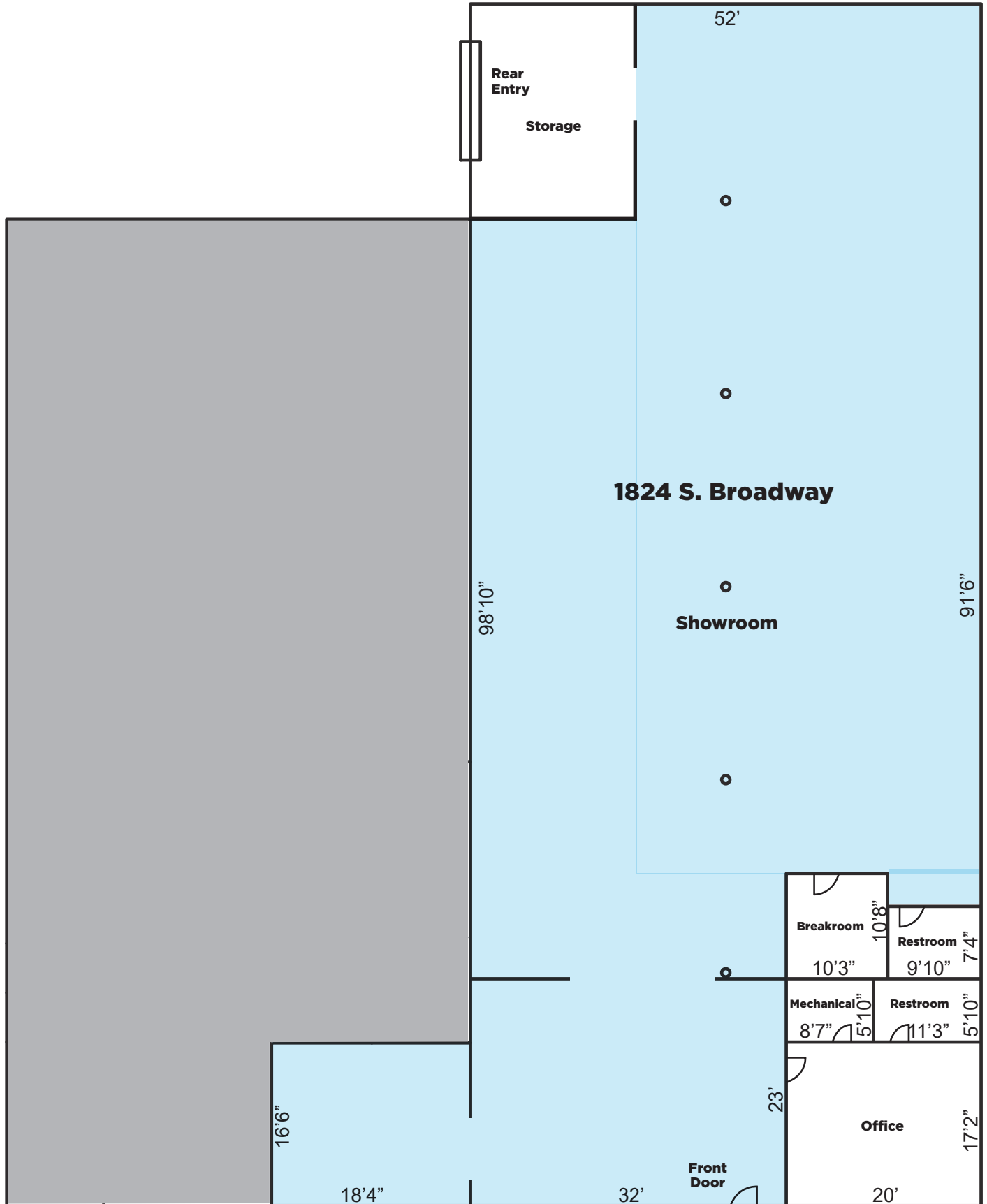
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Open, spacious layout with potential for beautiful concrete floors throughout.



ALLEY



BROADWAY

**RETAIL FOR LEASE**

**1824 S. Broadway**

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### Demographics

|                       | 1 Mile    | 3 Mile    | 5 Mile    |
|-----------------------|-----------|-----------|-----------|
| Population            | 13,527    | 163,667   | 480,870   |
| Avg. Household Income | \$141,807 | \$108,338 | \$101,656 |

\*Source: CoStar

### Traffic Counts

|                       | Vehicles/Day |
|-----------------------|--------------|
| Broadway @ Jewell Ave | 36,743       |

\*Source: CoStar

**Shames  
Makovsky**  
REALTY COMPANY

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