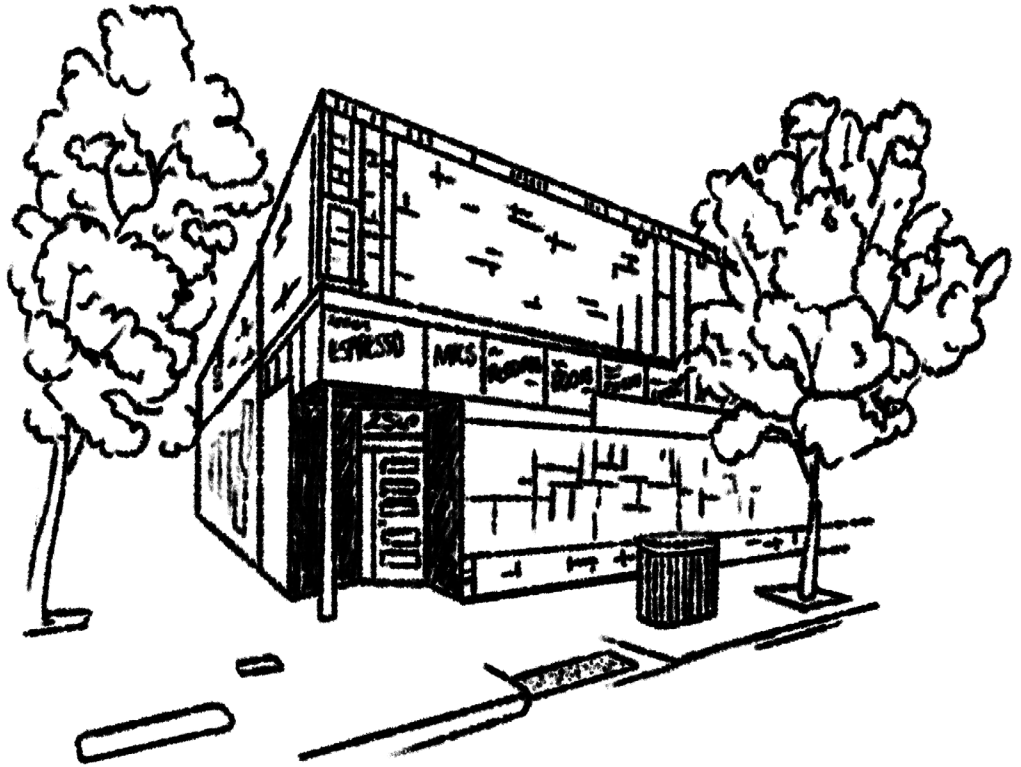




2-14 South Broadway

Denver, CO 80209



About

Main Character Retail: Located in the heart of South Broadway — one of Denver's most vibrant and authentic retail corridors (think Williamsburg) — this sought-after location hosts an eclectic mix of independent boutiques, vintage shops, live music venues, trendy dive bars and speakeasy's, and top rated restaurants that keep the district active day and night. This walkable, transit-oriented corridor blends historic character with strong momentum, anchored by landmarks like the historic Mayan Theatre and the upcoming \$4 billion Denver Broncos stadium. Ongoing city-backed infrastructure improvements continue to enhance the area's safety, cleanliness, and accessibility. Situated south of downtown near Baker and Washington Park, the property offers exceptional visibility, strong demographics, rising land values, and steady pedestrian and vehicle traffic — creating a rare opportunity to position your brand in one of Denver's most recognizable commercial districts.

Details

ADDRESS	2 - 14 South Broadway
CITY + COUNTY	Denver, Denver
NUMBER OF FLOORS	1
BUILDING SIZE	13,134 SF
CONSTRUCTED	1911
OWNER	Inspirata Holdings, LLC
PARKING	Street



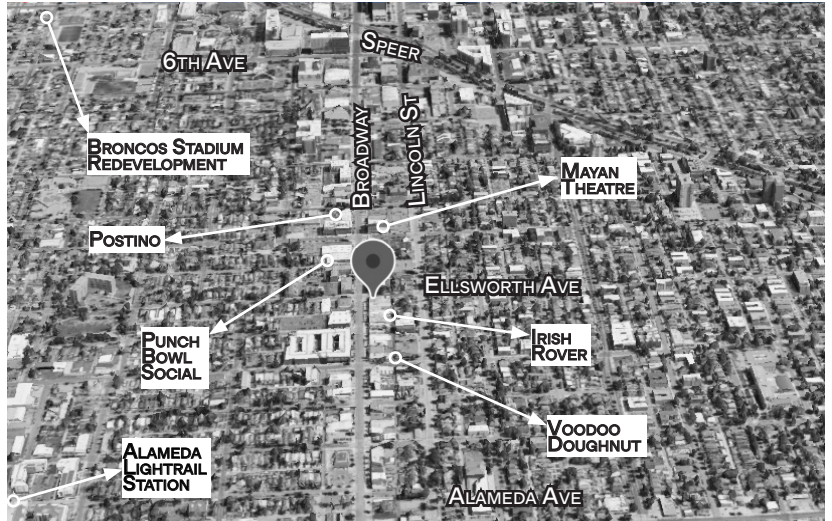
KEW Realty
Corporation

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Denver, Colorado 80209

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Availability

SUITE	SF	RATE/SF	DETAILS
2 Broadway	3,136	25.00/SF	This corner unit is an ideal space for a hip bodega, cafe, restaurant, or music venue. Contiguous with suite 10 for a total of 4,860 SF. Potential roof top patio opportunity.
10 Ellsworth	1,724	27.50/SF	This space includes two large open rooms, a restroom, and large windows facing Ellsworth. Contiguous with suite 2 for a total of 4,860 SF.
14 Broadway	1,932	27.50/SF	This street-level suite is an large open shell space with windows facing Broadway. The space includes a back room with historic brick detail and a rear exit.
12 Ellsworth	736	32.00/SF	Located above suite 10, this second floor suite faces Ellsworth and can be used as an office space.

Demographics

	2 MILES	5 MILES	10 MILES
Population 2025	104,383	565,377	1,409,933
Total Consumer Spending	\$1.9 B	\$8.9 B	\$21.7 B
Households 2025	57,347	265,186	637,158
Average Household Income	\$130,247	\$128,449	\$119,868
Daytime Employees	121,435	387,896	883,231
Median Age	37.4	37.2	38
Vehicles Per Day	24,044 (Lincoln St & Ellsworth Ave)		



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