



PRIME SOUTH BROADWAY RETAIL OPPORTUNITY

1832 S BROADWAY
DENVER, CO 80210



Property Facts

Total Space Available	1,250 SF with a 1,250 SF basement
Lease Rate	\$25/SF for 1,250sf only
NNN Rate	\$6/SF including basement
Property Type	Retail
Property Subtype	Storefront
Gross Leasable Area	1,250 SF
Year Built/Renovated	1926/2015



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**11832 S BROADWAY
DENVER, CO 80210
RETAIL SPACE AVAILABLE**



PROPERTY OVERVIEW

Prime retail opportunity available for lease in the heart of South Broadway's vibrant commercial corridor. 2,500 total square feet, half is a basement which is not being charged as the square footage. Positioned between Colorado Avenue and Jewell Avenue, 1832 S. Broadway offers exceptional visibility along one of Denver's most established retail destinations.

The property benefits from strong traffic exposure with approximately 35,000 vehicles passing daily along South Broadway, creating outstanding signage and walk-in business opportunities. The surrounding neighborhoods continue to attract TONS of residents seeking an urban, walkable lifestyle, providing a strong customer base for a variety of retail, service, office, & restaurant concepts.

Property features include four rear parking spaces, a large fenced outdoor area, full basement for storage or additional workspace, and heating and air conditioning. This is a rare opportunity to establish a presence in one of Denver's most recognizable and heavily traveled retail corridors.

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