

For Lease
**Highly Visible Main
 Street Retail**



3421 South Broadway

Englewood, Colorado 80112

Property Overview

- Last remaining space available for lease
- Join the vibrant activity on South Broadway in a walkable Main Street setting
- Adjacent to a recently completed 110 unit apartment project proximate to other historic conversions
- Restaurant space currently in shell condition
- Large basement space can also be available
- Odd Fellows Building is featured on the National Register of Historic Places

Demographics

	1 Mile	3 Mile	5 Mile
Population	17,466	126,756	394,336
Average Household Income	\$66,919	\$99,888	\$100,661
Daytime Employees	11,934	60,564	192,392

*Source: LandVision

Lease Rate: \$23.00/SF NNN

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Property Facts

Available SF:	2,560 SF
Year Built:	1928
Zoning:	C-MX-5
Est. Expenses:	\$5.00 /NNN
Water Line:	1' 1/4"

For more information:

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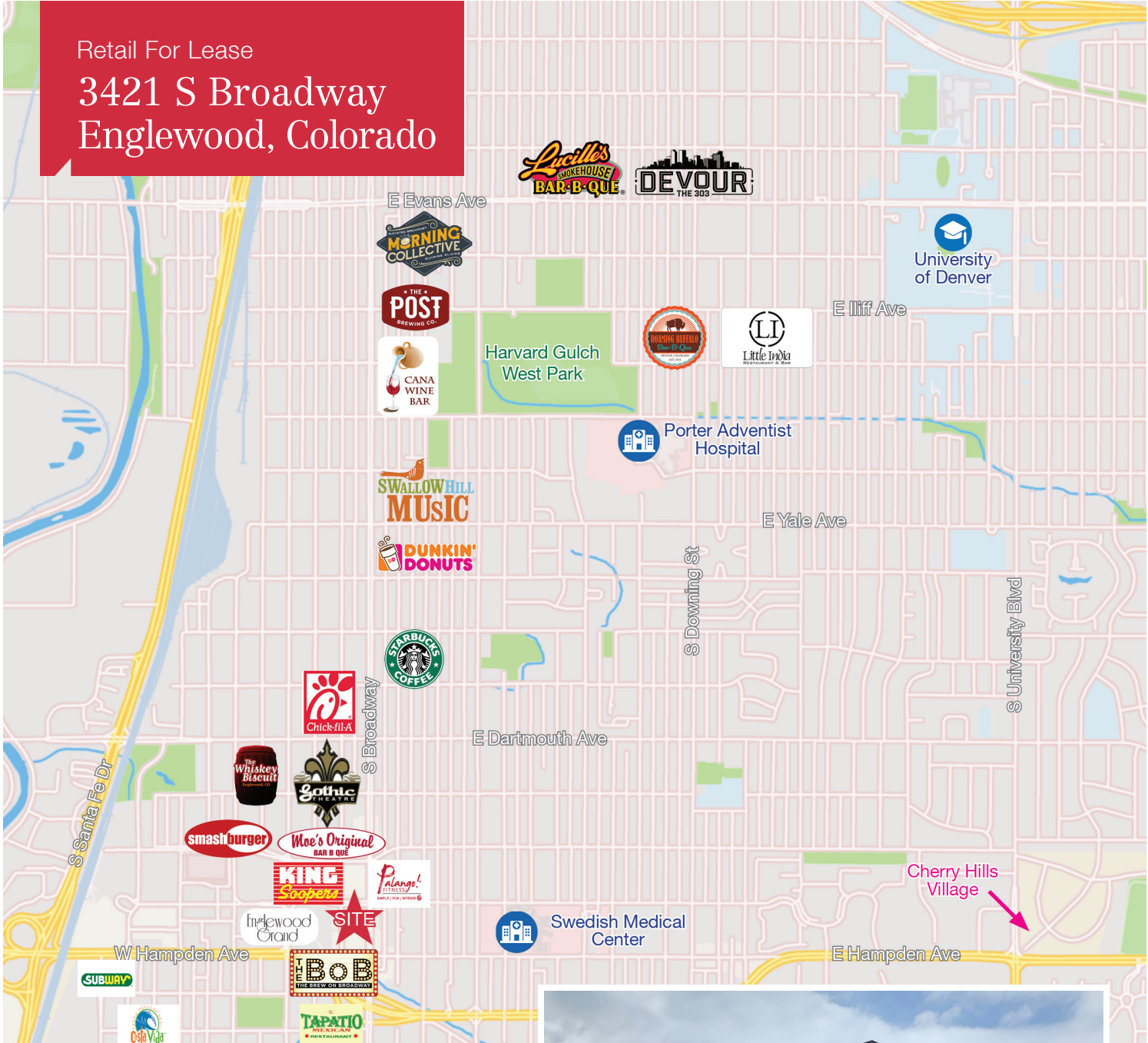
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Retail For Lease
3421 S Broadway
Englewood, Colorado



Traffic Counts	Daily Volume
S Broadway @ E Girard Ave	28,000
E Hampden Ave @ S Broadway	60,000

*Source: SitesUSA

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PICTURED: NEW 110 UNIT DEVELOPMENT ACOMA LOFTS

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