

FREESTANDING BUILDING WITH AMPLE PARKING ON BROADWAY

3395 S BROADWAY @ GIRARD AVE | ENGLEWOOD, COLORADO 80113



**CONFIDENTIAL LISTING
DISCRETION REQUESTED!**

Please don't disturb employees and patrons.
Call brokers for all showings.

INFORMATION

- King Soopers anchored center
- Abundant parking

- 7,280 SF with basement access
- Great visibility & signage

DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
Population	17,836	125,585	383,622
Avg. HH Inc.	\$60,054	\$82,012	\$85,777
Employees	15,361	71,209	208,779
Businesses	1,884	7,934	22,921

Source: Allocate Data 2016

TRAFFIC COUNTS

On Hampden Ave east of Broadway	54,000 cars/day
On Hampden Ave west of Broadway	60,000 cars/day
On Broadway north of Hampden Ave	32,154 cars/day*

Source: CDOT 2016, *DRCOG 2015

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SullivanHayes
B R O K E R A G E

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