



1745 South Broadway

Denver, Colorado 80210

Property Overview

- Prime retail space featuring hard to find secured parking for customers and employees
- Great exposure on South Broadway with over 25,000 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, and antique shops
- Building signage available
- Strong growth in area population and demographics

Lease Rate: \$27.00/SF NNN

Property Facts

Available SF:	4,200 SF
Building SF:	6,915 SF
Parking Ratio:	5.06/1,000
NNN Expenses:	\$7.00/SF (Est.)
Zoning:	U-MS-5

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Retail For Lease

1745 South Broadway Denver, Colorado



Traffic Counts

Vehicles/Day

Broadway & W. Mexico Ave. **25,000**

W. Evans Ave. & Broadway **57,000**

S. Santa Fe Dr. & W. Iowa Ave. **87,000**

*Source: SitesUSA

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Demographics

	1 Mile	3 Mile	5 Mile
Population	13,277	176,920	500,447
Average Household Income	\$121,723	\$100,078	\$96,401
Daytime Employees	12,962	130,287	394,291

*Source: SitesUSA

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