For Lease

2035 S. Broadway Denver, CO 80210

2,000 SF



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## S. Broadway & W. Evans Ave.

- GREASE TRAP SHELL CONDITION
- RESTAURANT EQUIPMENT AVAILABLE





## TRAFFIC COUNT:

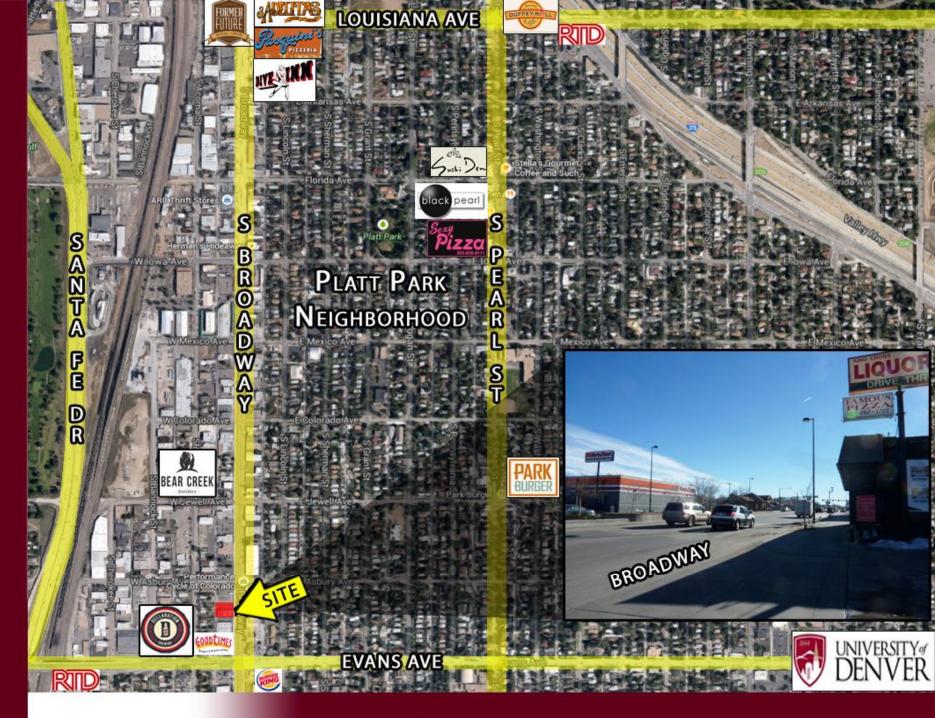
62,494 VPD S. BROADWAY ST. & W. EVANS AVE.

DEMOGRAPHICS:	1 MILE	3 MILE	5 MILE
2015 AVERAGE HOUSEHOLD INCOME	\$78,615	\$74,173	\$71,574
2015 POPULATION	11,997	155,541	445,327
2015 EMPLOYEE POPULATION	11,263	109,545	390,772

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