



Denver Health

601 Broadway | Denver, Colorado 80203

Property Overview

- 1,011 SF retail space available in the new Denver Health Support Services building
- Join Thump Coffee, Potbelly Sandwich Shop, and FedEx
- High foot traffic due to neighborhood density and proximity to Central Business District
- Strong growth in population and area demographics
- Several new multi-family developments under construction
- Excellent visibility and exposure to over 40,000 daily vehicles

Lease Rate: \$30.00/SF NNN

Property Facts

Available SF:	1,011 SF
Year Built:	2017
Zoning:	C-MX-16

For more information:

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For Lease

6th & Broadway Denver, Colorado



Traffic Counts

Vehicles/Day

Broadway & Speer Boulevard 44,012

Broadway & 6th Avenue 40,385

*Source: CoStar

For more information:

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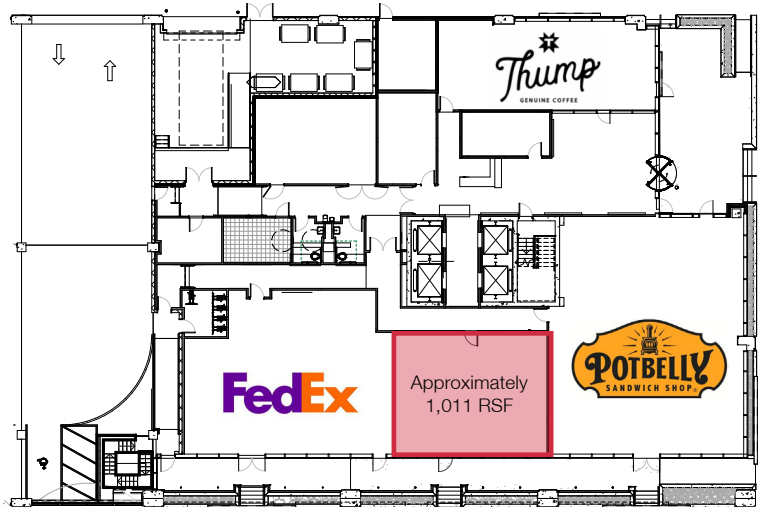
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Floor Plan



Demographics

	1 Mile	3 Mile	5 Mile
Population	40,738	232,385	543,453
Average Household Income	\$25,150	\$115,234	\$240,587
Daytime Employees	41,568	261,314	403,741

*Source: SitesUSA

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