

RETAIL/OFFICE FOR SALE

South Broadway Signage Exposure 43,800 Cars per Day



3741 - 3751 S. Broadway, Englewood CO 80113

Size: 6,084/SF
Price: \$1,350,000 (\$221.89/SF)
County: Arapahoe
Taxes: \$15,557.97 2018 due 2019
Parking: 21 surface lot spaces, street parking
Zoning: MU-B2

Features:

- \$4,200/year billboard income
- Located in the Englewood Opportunity Zone
- 50,000 + households within 3 miles
- 16,000 + population within 1 mile
- Brand New Roof and HVAC units
- Newly painted exterior
- 1/2 block from the 321 unit, Bell Cherry Hills Apartment Community
- Only 5 minutes (.9 miles) to Swedish Medical Center and Craig Hospital

COLLECTION STREET	CROSS STREET	TRAFFIC VOLUME
S. Broadway	W. Jefferson	37,555
E. Jefferson	S. Broadway	62,576
E. Jefferson	Hampden Ave.	62,291

Source: CoStar



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COMMERCIAL RETAIL/OFFICE SPACE FOR SALE



RETAIL/OFFICE FOR SALE
3741-3751 S. Broadway, Englewood CO 80113

