

# RETAIL SPACE FOR LEASE

1869 S. Broadway, Denver CO 80210



## FEATURES

- Located in the heart of SoBo
- Large picture window entry
- Unfinished concrete floors ready for tenants finishing touches
- Private restroom
- 1.3 miles to Broadway Lightrail Station and new Gates District Development
- .5 miles to Evans Lightrail Station
- 37,000 cars per day
- Walk score - 80
- Transit score - 61
- Bike score - 73



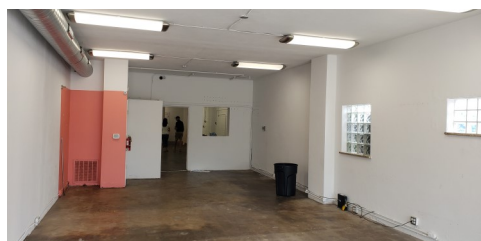
Lease Rate: \$19.50/SF NNN

Size: 1,875 Square Feet

County: Denver

Year Built: 1954

Parking: 2 off-street parking spaces



SHELDON • GOLD REALTY INC.  
commercial real estate services

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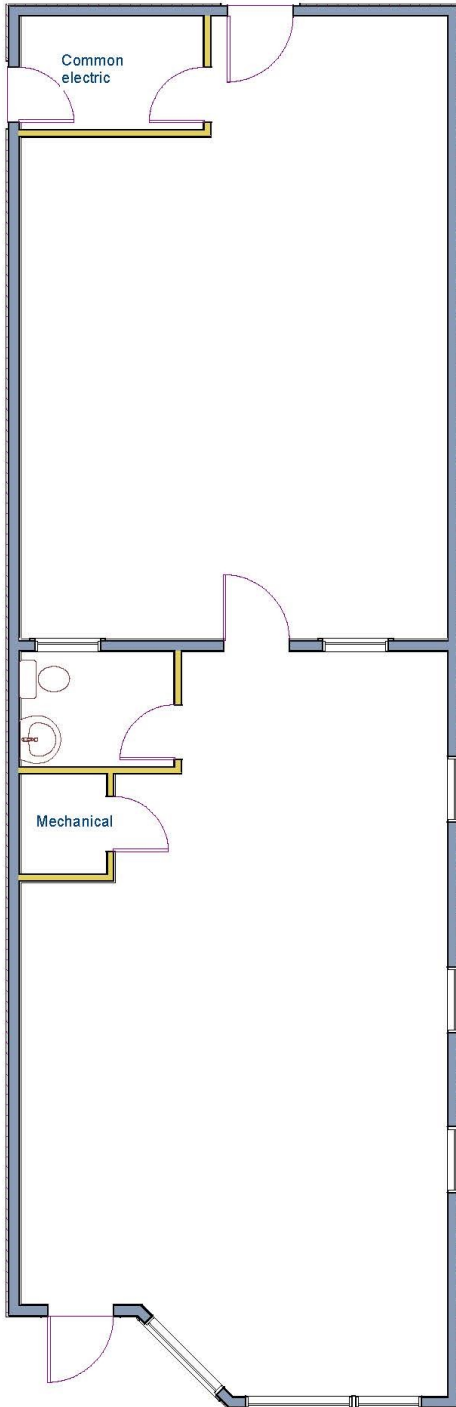
COMMERCIAL RETAIL FOR LEASE



# RETAIL SPACE FOR LEASE

## 1869 S. Broadway

### Denver CO 80210



1869 S. Broadway  
1,875 SF

#### Demographics >>

	1 mile	3 miles
Population	12,875	174,228
Households	6,161	75,435
Median Age	37.70	36.30
Median HH Income	\$101,383	\$73,739
Daytime Employees	10,576	101,658
Population Growth '22 - '27	↑ 8.78%	↑ 7.74%
Household Growth '22 - '27	↑ 8.63%	↑ 7.76%

#### Traffic >>

Collection Street	Cross Street	Traffic Vol	Last Meas...	Distance
S Broadway	W Jewell Ave N	36,743	2018	0.06 mi
East Colorado Avenue	S Grant St E	890	2019	0.12 mi
E Colorado Ave	S Lincoln St E	859	2022	0.13 mi
SBROADWAY	E Asbury Ave N	25,000	2019	0.19 mi
S Broadway	E Asbury Ave N	27,489	2022	0.19 mi
East Colorado Avenue	S Lincoln St E	851	2019	0.20 mi
E Colorado Ave	S Grant St E	867	2022	0.21 mi
085B	W Colorado Ave E	86,377	2022	0.25 mi
S Santa Fe Dr	Santa Fe Dr Ramp S	90,380	2015	0.26 mi
S Santa Fe Dr	W Jewell Ave N	82,369	2022	0.26 mi

