

### FOR LEASE 1 Broadway, Suite A100 Denver, CO 80203



# 5,227 SF Retail Space on Broadway LEASE RATE: CONTACT BROKER

#### **PROPERTY FEATURES**

- Highly Visible Corner Unit
- Rare off-street parking (14 Spaces)
- Currently built out as Medical / Urgent care
- Excellent urban core location
- Hard to find space
- NNN Expenses \$15.80/SF

#### **PROPERTY/AREA DETAILS**

Attractive, street level retail space in the center of the historic Baker Neighborhood. Located in an increasingly popular section of Broadway that draws a large crowd of leisurely retail shoppers and restaurant goers. Well established neighboring businesses bring many repeat customers, curious newcomers, and tourists

### For more information, please contact:

JAMIE MITCHELL

Principal 303.962.9571 JMitchell@PinnacleREA.com

#### **PAUL NORA**

Associate Advisor 303.962.9575 PNora@PinnacleREA.com

**Pinnacle Real Estate Advisors** One Broadway Suite A300 , 303.962.9555 | www.pinnaclerea.com

## FOR LEASE 1 Broadway, Suite A100 Denver, CO 80203











For more information, please contact:

JAMIE MITCHELL Principal 303.962.9571 JMitchell@PinnacleREA.com PAUL NORA

Associate Advisor 303.962.9575 PNora@PinnacleREA.com

> Pinnacle Real Estate Advisors One Broadway Suite A300 | , | 303.962.9555 | www.pinnaclerea.com

© 2024 Pinnacle Real Estate Advisors, LLC. All information contained herein has been obtained from sources we believe to be reliable. However, we accept no responsibility for its accuracy and encourage verification of all information prior to making financial decisions.





#### **LEASE INFORMATION**

Lease Type:	NNN
Total Space:	5,227 SF

Lease Term:	Negotiable
Lease Rate:	\$34.00/SF NNN

For more information, please contact:

JAMIE MITCHELL

Principal 303.962.9571 JMitchell@PinnacleREA.com PAUL NORA Associate Advisor 303.962.9575 PNora@PinnacleREA.com

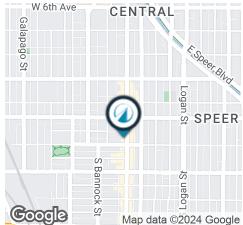
> Pinnacle Real Estate Advisors One Broadway Suite A300 | , | 303.962.9555 | www.pinnaclerea.com

© 2024 Pinnacle Real Estate Advisors, LLC. All information contained herein has been obtained from sources we believe to be reliable. However, we accept no responsibility for its accuracy and encourage verification of all information prior to making financial decisions.

## FOR LEASE 1 Broadway, Suite A100 Denver, CO 80203







### **AREA DEMOGRAPHICS:**

Popul	ation	Households		Average H	Average HH Income	
1 Mile	2,325	1 Mile	1,403	1 Mile	\$72,706	
3 Mile	9,587	3 Mile	5,278	3 Mile	\$82,060	
5 Mile	28,548	5 Mile	16,139	5 Mile	\$94,240	

For more information, please contact:

JAMIE MITCHELL Principal 303.962.9571 JMitchell@PinnacleREA.com PAUL NORA Associate Advisor 303.962.9575 PNora@PinnacleREA.com

> **Pinnacle Real Estate Advisors** One Broadway Suite A300 |, | 303.962.9555 | www.pinnaclerea.com

© 2024 Pinnacle Real Estate Advisors, LLC. All information contained herein has been obtained from sources we believe to be reliable. However, we accept no responsibility for its accuracy and encourage verification of all information prior to making financial decisions.