



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.pinnaclearea.com



For more information, please contact:

JAMIE MITCHELL

Principal

303.962.9571

JMitchell@PinnacleREA.com

PAUL NORA

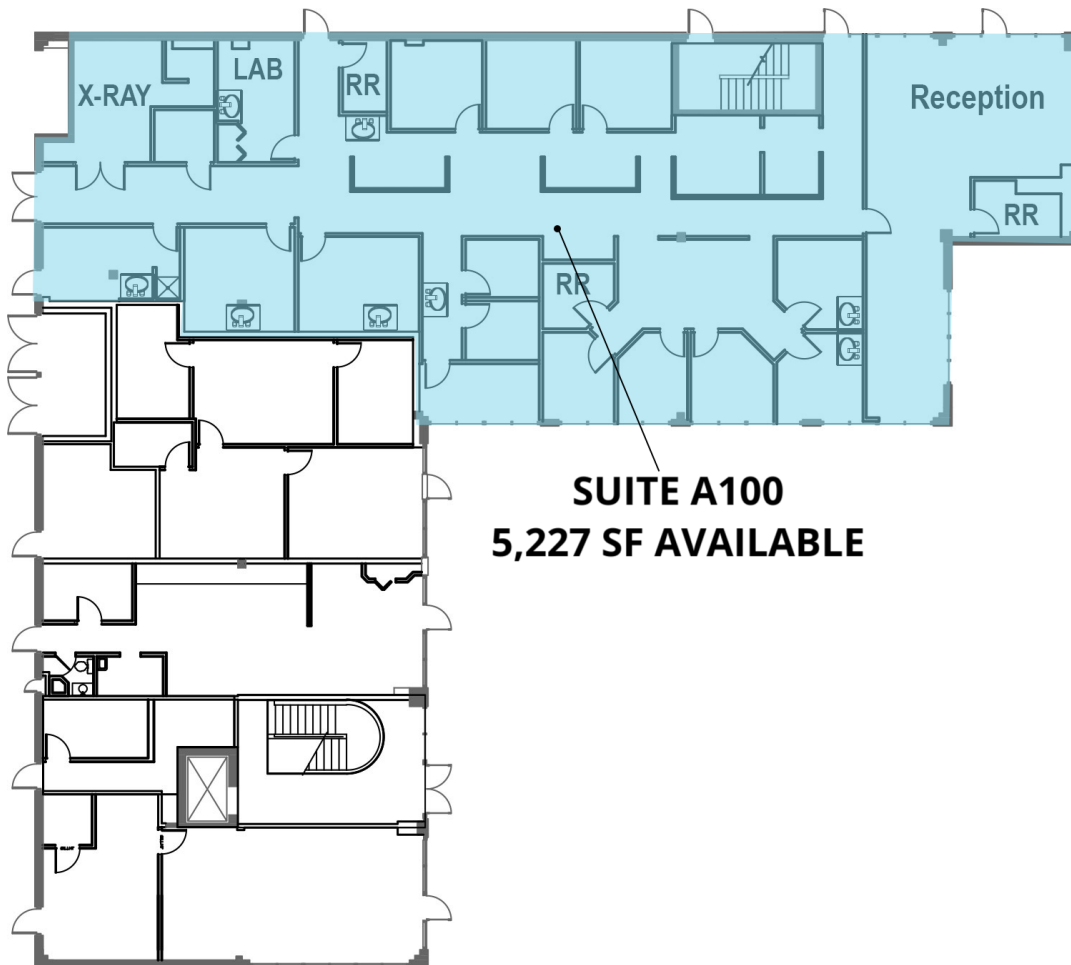
Associate Advisor

303.962.9575

PNora@PinnacleREA.com

Pinnacle Real Estate Advisors

One Broadway Suite A300 | | 303.962.9555 | www.pinnaclearea.com



SUITE A100
5,227 SF AVAILABLE

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.pinnaclearea.com



AREA DEMOGRAPHICS:



Population

1 Mile	2,325
3 Mile	9,587
5 Mile	28,548



Households

1 Mile	1,403
3 Mile	5,278
5 Mile	16,139



Average HH Income

1 Mile	\$72,706
3 Mile	\$82,060
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.pinnaclearea.com