

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

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PAUL NORA

Associate Advisor 303.962.9575 PNora@PinnacleREA.com

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

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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

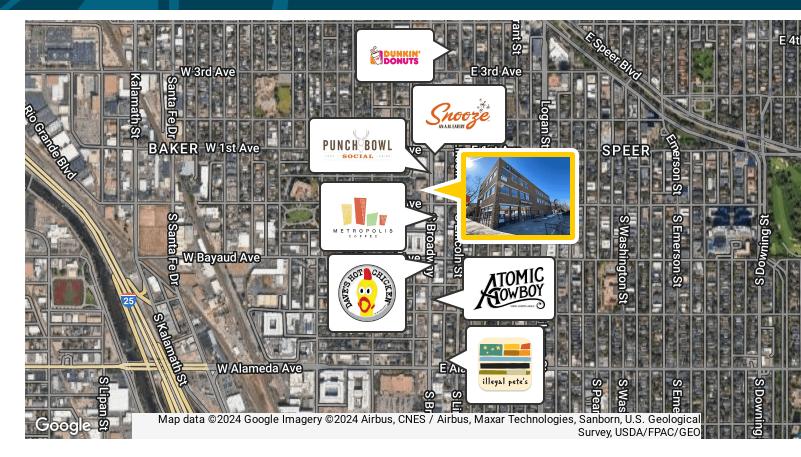
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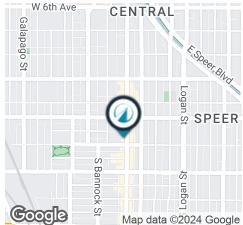
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AREA DEMOGRAPHICS:

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	

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