



**S BROADWAY FLEX BUILDING
FOR SALE / FOR LEASE**



PRICE REDUCED!!



2575 S BROADWAY

DENVER, CO 80210

Property Summary

- Centrally Located Retail/Flex property for Sale or Lease on busy S Broadway Corridor
- ±70% Retail / Showroom / Office & ± 30% Warehouse
- Versatile Flex Space: Ideal for showrooms, retail, gyms, or businesses requiring a mix of Retail or Office and Warehouse Functionality.
- Strategic Location: Easy Access to S Santa Fe Dr and I-25 & High Traffic Counts (+30,000 VPD)
- Impressive Barreled Roof w/ High Ceilings

Property Features

Sale Price	\$1,700,000 \$1,595,000 (\$320/SF)
Lease Rate	\$15/SF NNN \$14.50/SF NNN
Property Type	Retail/Flex
Building SF	4,975 SF
Available SF	2,487 SF – 4,975 SF
Lot Size	6,250 SF
NNN Estimate	\$9.43/SF (2024)
Taxes (2024)	\$37,909.60 (\$7.62/SF)
County	Denver
Zoning	U-MX-3
Parking	Four (4) Spaces + Street
Loading	One (1) Drive-In Door

For more information:



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DEMOGRAPHICS

TRAFFIC COUNT	VPD	Year	Distance From Subject
S BROADWAY & W HARVARD AVE N	30,198	2022	0.04 mi
S BROADWAY & W WESLEY AVE N	27,450	2022	0.16 mi
S BROADWAY & E AMHERST AVE S	25,991	2022	0.20 mi

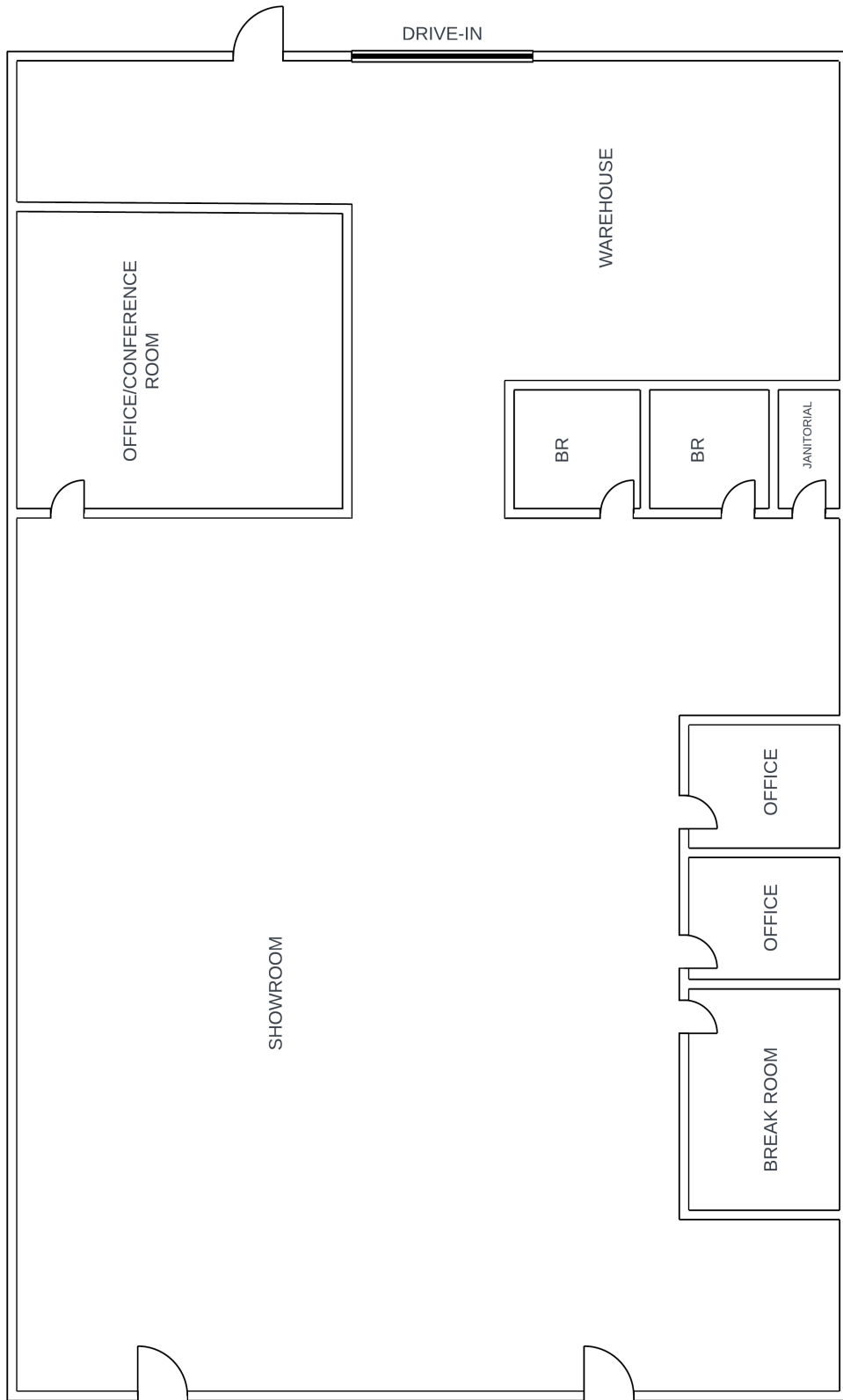
POPULATION	1 Mile	3 Miles	5 Miles
2024 POPULATION	13,927	140,768	419,207
2029 POPULATION PROJECTION	14,085	141,479	421,931
ANNUAL GROWTH 2020-2024	0.3%	-0.7%	-0.4%
ANNUAL GROWTH 2024-2029	0.2%	0.1%	0.1%
MEDIAN AGE	37.8	37.1	37.5

HOUSEHOLDS	1 Mile	3 Miles	5 Miles
2024 HOUSEHOLDS	6,495	59,426	189,326
2029 HOUSEHOLD PROJECTION	6,563	59,714	190,723
ANNUAL GROWTH 2020-2024	1.4%	0.8%	1.0%
ANNUAL GROWTH 2024-2029	0.2%	0.1%	0.1%

HOUSING VALUES	1 Mile	3 Miles	5 Miles
MEDIAN HOME VALUE	\$698,751	\$624,850	\$581,377
MEDIAN YEAR BUILT	1954	1958	1967

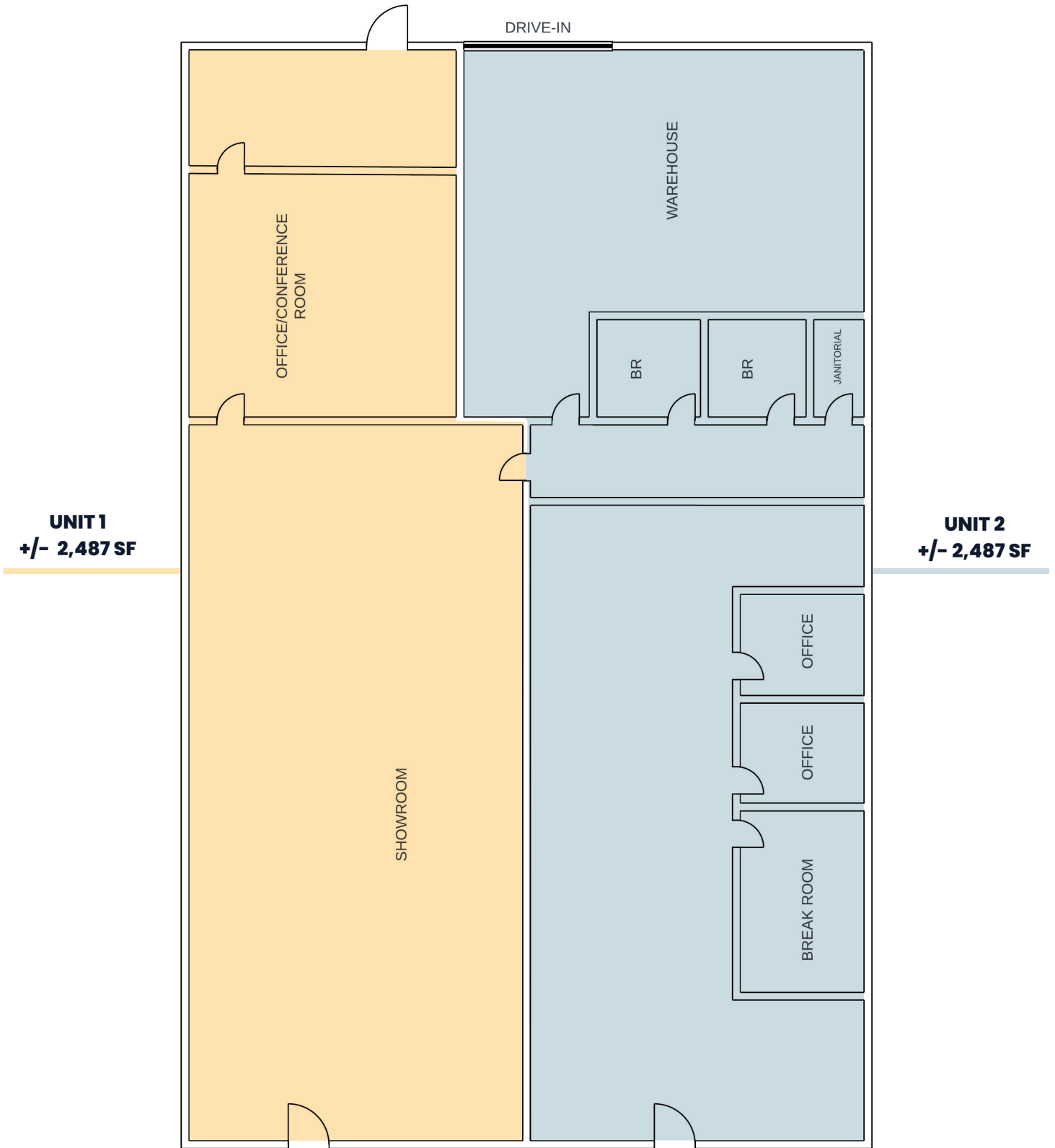
HOUSEHOLD INCOME	1 Mile	3 Miles	5 Miles
AVG HOUSEHOLD INCOME	\$127,154	\$114,324	\$107,034
MEDIAN HOUSEHOLD INCOME	\$93,608	\$82,502	\$77,895

The information contained herein was obtained from sources believed reliable; however, Unique Properties makes no guarantees, warranties or representations as to the completeness or accuracy thereof. The presentation on this property is submitted subject to errors, omission, changes of price, or conditions, prior to sale or lease, or withdrawal without notice.



See Next Page for Demising Plan

Demising Plan



PROPERTY PHOTOS



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