

# UPDATED SINGLE STORY W/PARKING

## OFFERING MEMORANDUM



2837 S Broadway St

2837 S Broadway St  
Englewood CO 80113

## OFFERING SUMMARY

ADDRESS	2837 S Broadway St Englewood CO 80113
COUNTY	Arapahoe
BUILDING SF	1,178 SF
LAND ACRES	.1076
LAND SF	4,687 SF
YEAR BUILT	1953
YEAR RENOVATED	2024
OWNERSHIP TYPE	Fee Simple

## FINANCIAL SUMMARY

PRICE	\$725,000
PRICE PSF	\$615.45

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
2024 Population	15,260	136,121	414,352
2024 Median HH Income	\$86,984	\$88,561	\$87,969
2024 Average HH Income	\$134,364	\$141,703	\$136,235

## Property Highlights

Prime Single Tenant Retail Opportunity fronting S Broadway with over 12 parking spaces in the back, completely updated and makes the ideal Owner/User space. It is surrounded by major national tenants within a 2 block radius with high vehicle and pedestrian traffic exposure from both directions on S Broadway. Seize the chance to own a well-located retail property in a high-demand area. This property offers a solid foundation for customization and growth. The property has maintained a strong occupancy history, showcasing its reliability as a consistent income generator. This versatile space suits various retail uses, making it ideal for investors and entrepreneurs looking to expand their footprint. With its unbeatable location and strong market appeal, 2837 S Broadway St is a smart, long-term investment choice with immense potential.



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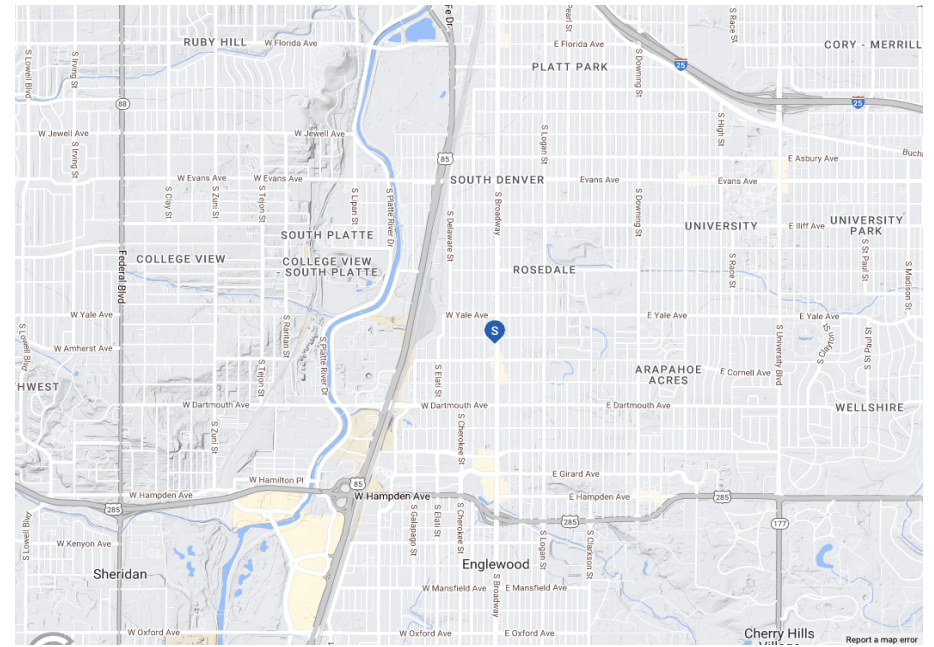
BLURIVER Real Estate  
6143 S Willow Dr, Ste 101, Greenwood Village, CO 80111

# Englewood, Colorado

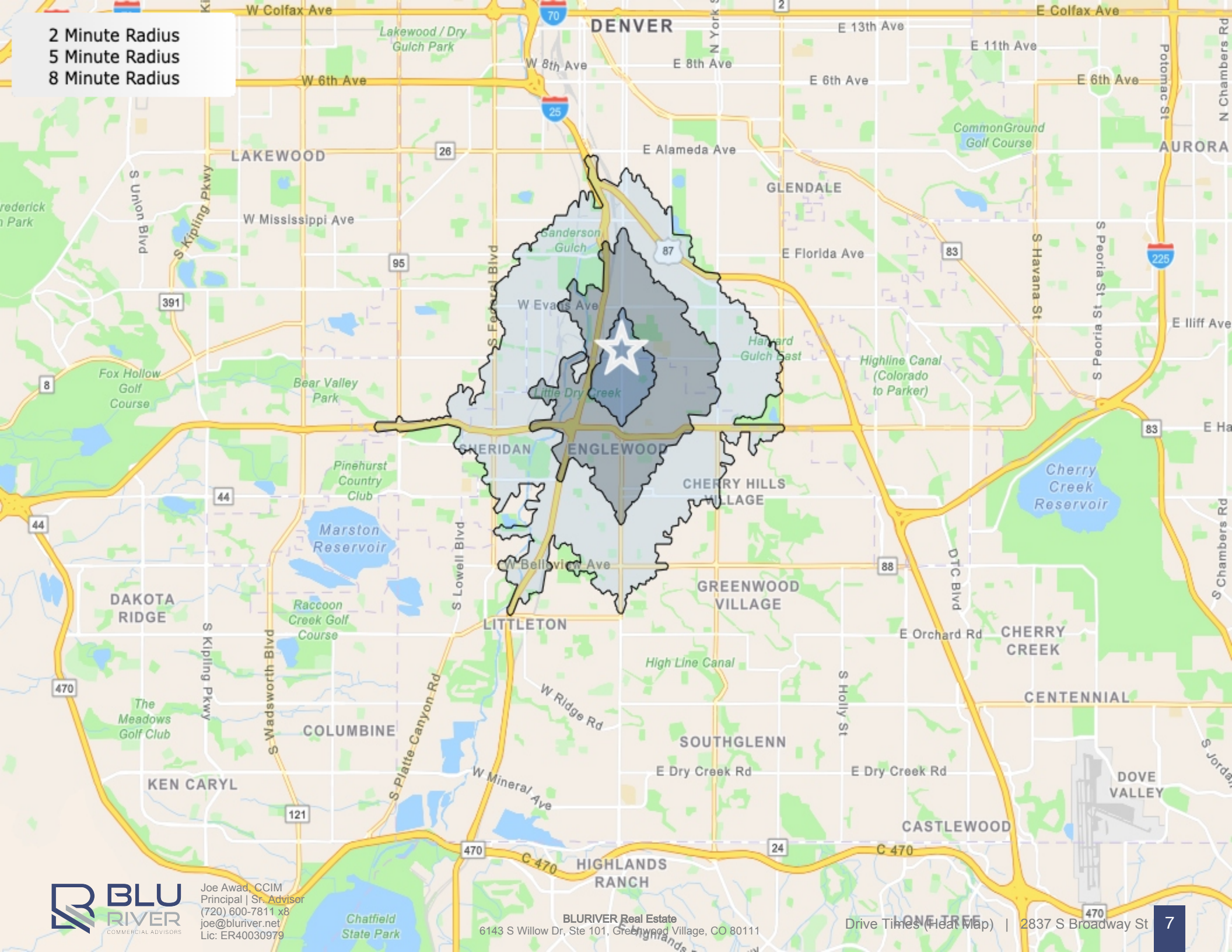
Englewood, Colorado, is located just south of Denver in the Denver Metropolitan Statistical Area (MSA). It sits approximately 7 miles from downtown Denver, making it a close-in suburb with convenient access to the city. Englewood is part of Arapahoe County and is well-connected by major highways, including US-285 and I-25, which run through or near the area.

The city has a population of around 35,000 residents, offering a mix of suburban and urban amenities. Englewood's proximity to Denver makes it appealing for both residents and businesses looking for close access to the broader Denver metro while maintaining a slightly more suburban feel. Its location in the Denver MSA gives it economic ties to Denver and other surrounding areas, enhancing its attractiveness for commercial real estate and investment opportunities.

Locator Map



2 Minute Radius  
5 Minute Radius  
8 Minute Radius



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Drive Times (Heat Map) | 2837 S Broadway St

## PROPERTY FEATURES

NUMBER OF TENANTS	1
BUILDING SF	1,178
LAND SF	4,687
LAND ACRES	.1076
YEAR BUILT	1953
YEAR RENOVATED	2024
NUMBER OF BUILDINGS	1
NUMBER OF PARKING SPACES	12

## TENANT INFORMATION

SHADOW ANCHOR	Kaladi Coffee
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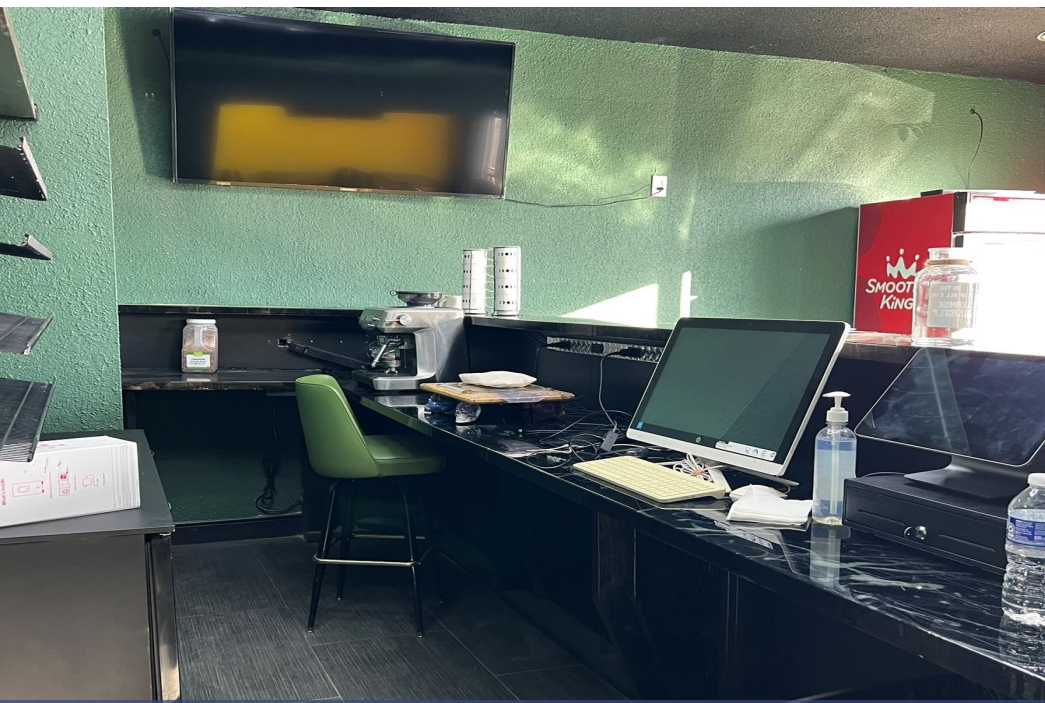




Updated Plumbing & Electrical



Updated Interior



ADA Restroom

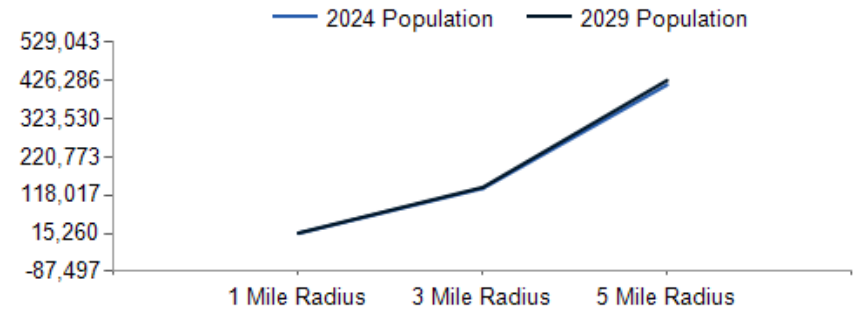


Newer Buildout

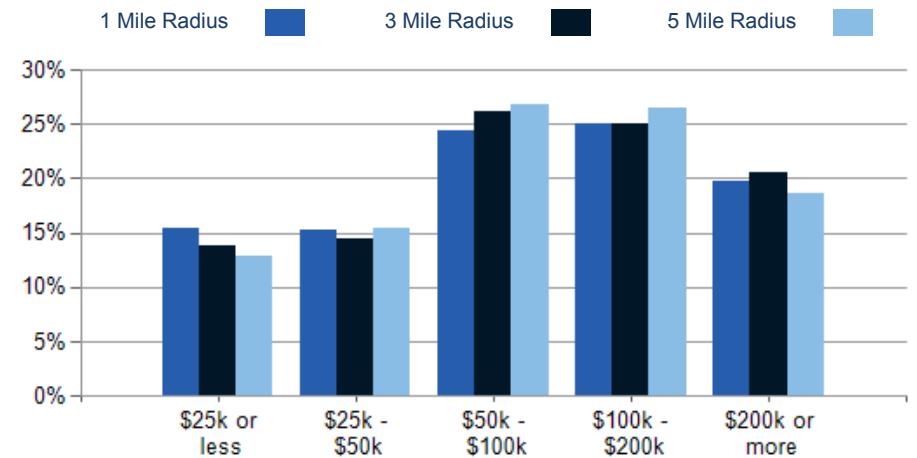
POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	13,239	122,037	368,519
2010 Population	12,964	123,853	373,419
2024 Population	15,260	136,121	414,352
2029 Population	16,198	138,716	426,286
2024-2029: Population: Growth Rate	6.00%	1.90%	2.85%

2024 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	540	4,595	13,660
\$15,000-\$24,999	633	3,345	10,147
\$25,000-\$34,999	496	3,264	10,770
\$35,000-\$49,999	662	5,121	17,970
\$50,000-\$74,999	995	8,687	27,582
\$75,000-\$99,999	863	6,431	22,303
\$100,000-\$149,999	1,133	8,763	29,810
\$150,000-\$199,999	769	5,741	19,452
\$200,000 or greater	1,499	11,848	34,587
Median HH Income	\$86,984	\$88,561	\$87,969
Average HH Income	\$134,364	\$141,703	\$136,235

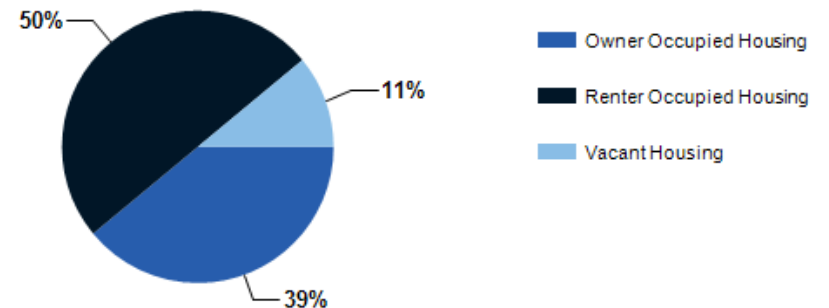
HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Housing	6,517	54,147	170,852
2010 Total Households	6,566	51,722	166,264
2024 Total Households	7,591	57,796	186,280
2029 Total Households	8,059	59,296	193,904
2024 Average Household Size	1.99	2.29	2.19
2024-2029: Households: Growth Rate	6.00%	2.55%	4.05%



2024 Household Income



2024 Own vs. Rent - 1 Mile Radius



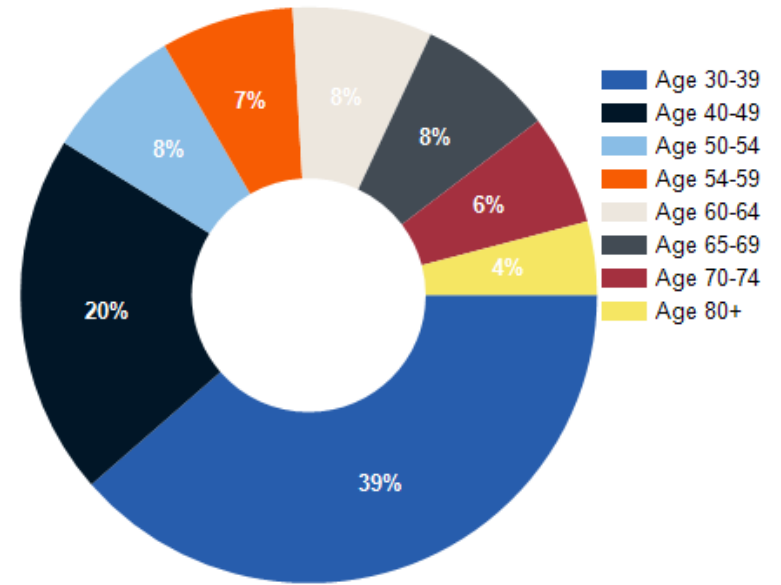
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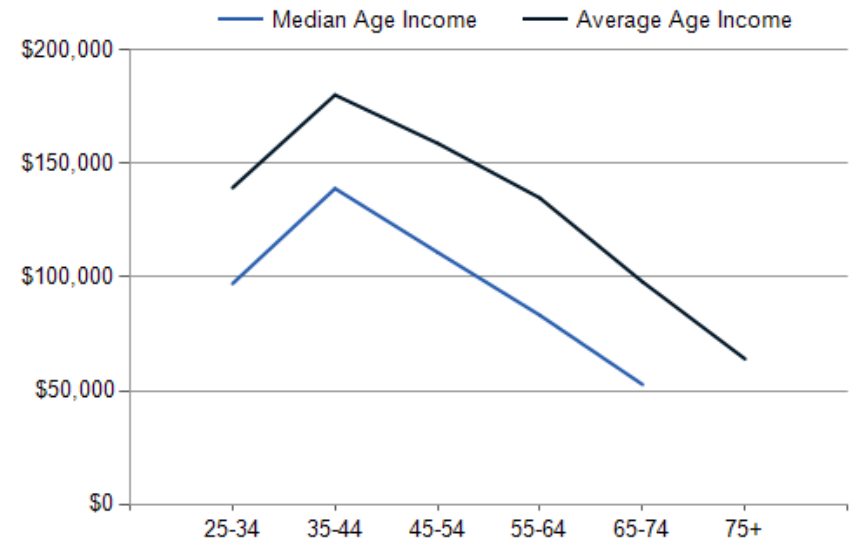
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2024 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2024 Population Age 30-34	2,151	14,787	47,395
2024 Population Age 35-39	1,674	12,170	37,027
2024 Population Age 40-44	1,162	10,172	30,153
2024 Population Age 45-49	850	7,958	23,871
2024 Population Age 50-54	772	7,368	22,552
2024 Population Age 55-59	737	6,553	20,000
2024 Population Age 60-64	779	6,715	20,796
2024 Population Age 65-69	762	6,190	19,323
2024 Population Age 70-74	617	5,059	16,540
2024 Population Age 75-79	409	3,503	12,240
2024 Population Age 80-84	238	1,964	7,284
2024 Population Age 85+	293	2,264	7,815
2024 Population Age 18+	13,180	111,828	344,107
2024 Median Age	37	36	36
2029 Median Age	40	38	38



2024 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$97,155	\$87,380	\$81,709
Average Household Income 25-34	\$139,403	\$131,438	\$118,916
Median Household Income 35-44	\$139,056	\$126,658	\$114,359
Average Household Income 35-44	\$180,264	\$178,948	\$161,600
Median Household Income 45-54	\$110,947	\$123,445	\$119,642
Average Household Income 45-54	\$158,985	\$181,075	\$172,715
Median Household Income 55-64	\$83,198	\$94,665	\$101,765
Average Household Income 55-64	\$134,835	\$152,532	\$155,769
Median Household Income 65-74	\$52,714	\$65,182	\$75,095
Average Household Income 65-74	\$97,935	\$115,146	\$125,417
Average Household Income 75+	\$63,979	\$80,052	\$95,301



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Joe has been a Real Estate Broker and Investor for over 20 years and a CCIM for over 10 years working in the Denver Metro market, specializing in Retail, Industrial, Office, Specific use and Multi-Family investments representing Buyers, Sellers, Landlords and Tenants. He has spent most of his career under the RE/MAX Commercial brand where he had also co-founded and co-owned his franchise unit and later sold his part to focus on other career opportunities.

He is constantly working on complex transactions where he utilizes his skills, experience, in-depth market knowledge, and expertise to maneuver obstacles and deliver best satisfying results to his clients. He is always consulting with his clients on property and investment valuations, user decisions, acquisitions, dispositions, market and financial feasibility to achieve best contract terms using interest-based negotiations and best yields using various financial analysis techniques.

Joe has a “Client First” philosophy where he strongly believes in transparent client communication and he is continuously enhancing his skills and knowledge to stay ahead of the curve to add more value to his clients.

He is Humble and privileged to have learned from the best in the industry throughout his career and most notably being a CCIM Designee.

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