

# New To Market - Downtown Retail/Bar Space Available June 2024!



**PRIMARY USE**  
RETAIL/OFFICE

**LOCATION**  
800-802 BROADWAY BLVD

**LEASE RATE**  
\$18 PSF - 1ST FLOOR  
\$16 PSF - LL

**SIZE**  
625 - 3,091 SF AVAILABLE

**PARKING**  
STREET PARKING (PLUS PRIVATE  
RESERVED PARKING IN ADJACENT LOT  
AVAILABLE)

**TRAFFIC COUNTS**  
11,362

## Property Highlights

- New Harvey Dutton Lofts - Office Conversion
- Coffee Shop opportunity replacing loading dock with exterior patio and park
- Seeking Coffee Shop/ Restaurant/Speakeasy/Salon/Gallery/Fitness Tenants
- Natural Light and tall ceilings
- Ideal for retail, restaurants, and bar/entertainment uses.
- On street parking or reserved parking available \$100
- Landlord is willing to do the prep kitchen build out and the bar build out for a strong credit tenant.

DEMOGRAPHICS	2 miles	5 miles	10 miles
POPULATION	34,704	244,501	723,553
AVERAGE HH INCOME	\$80,325	\$67,501	\$78,931
# BUSINESSES	6,200	19,656	38,818
# EMPLOYEES	114,040	258,173	457,402

Call or text:  
Sheryl Vickers, CCIM  
Owner/Broker

816.916.8400

# Interior Renderings

## Speakeasy



## Coffee Shop



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# Exterior Park Rendering

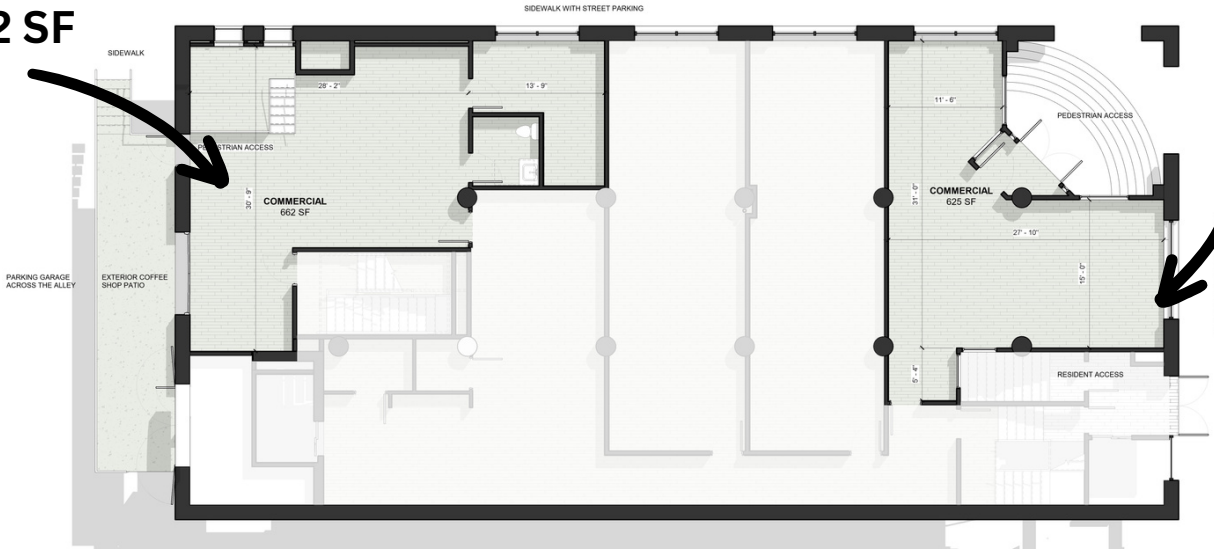


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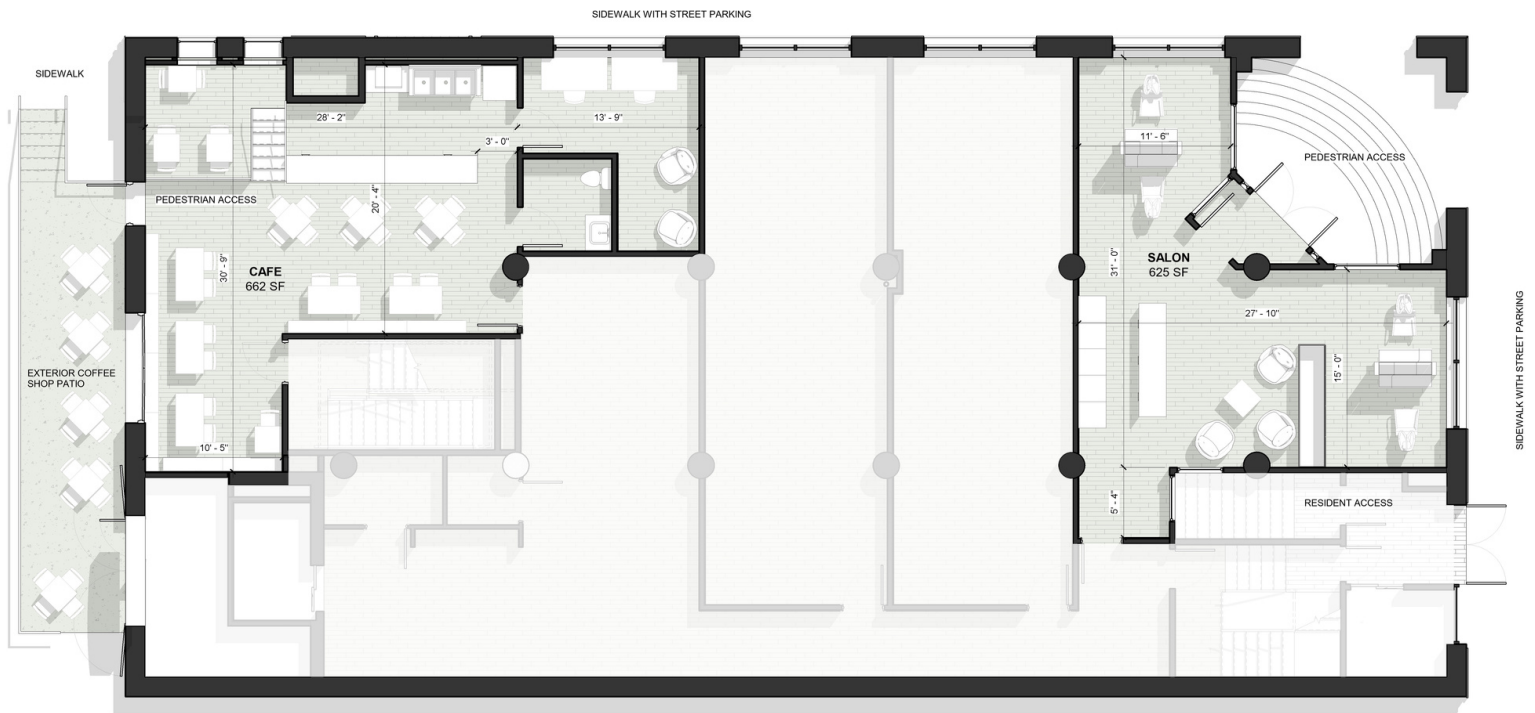
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# 1st Floor Site Plans

662 SF



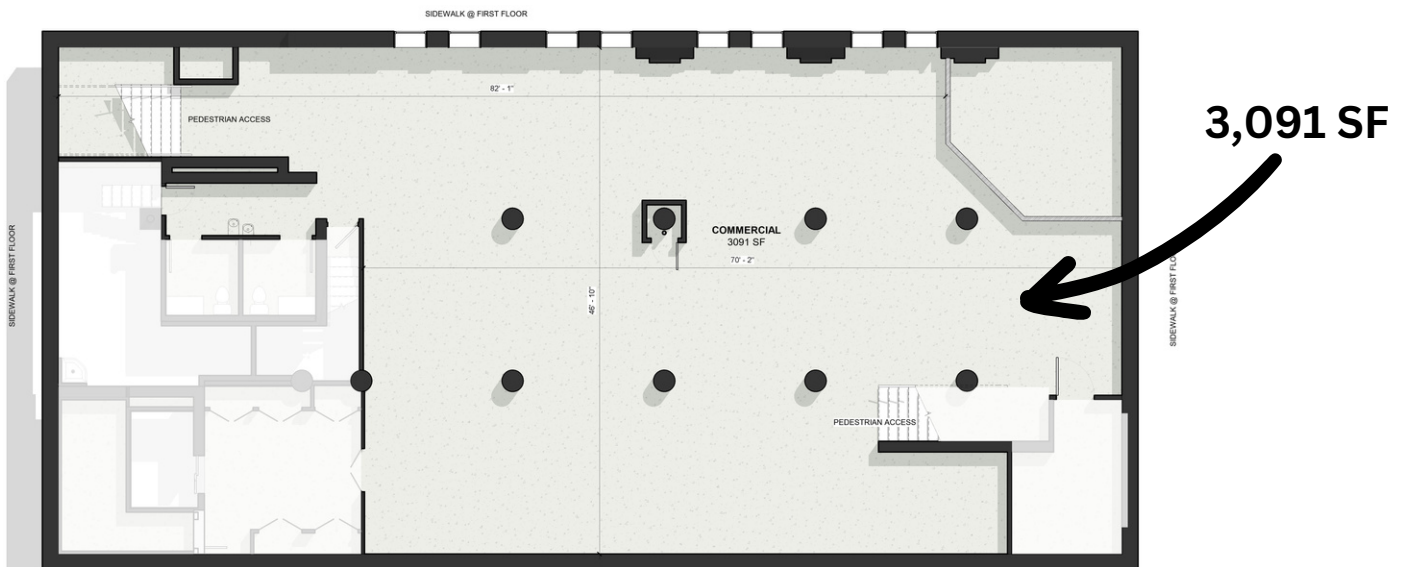
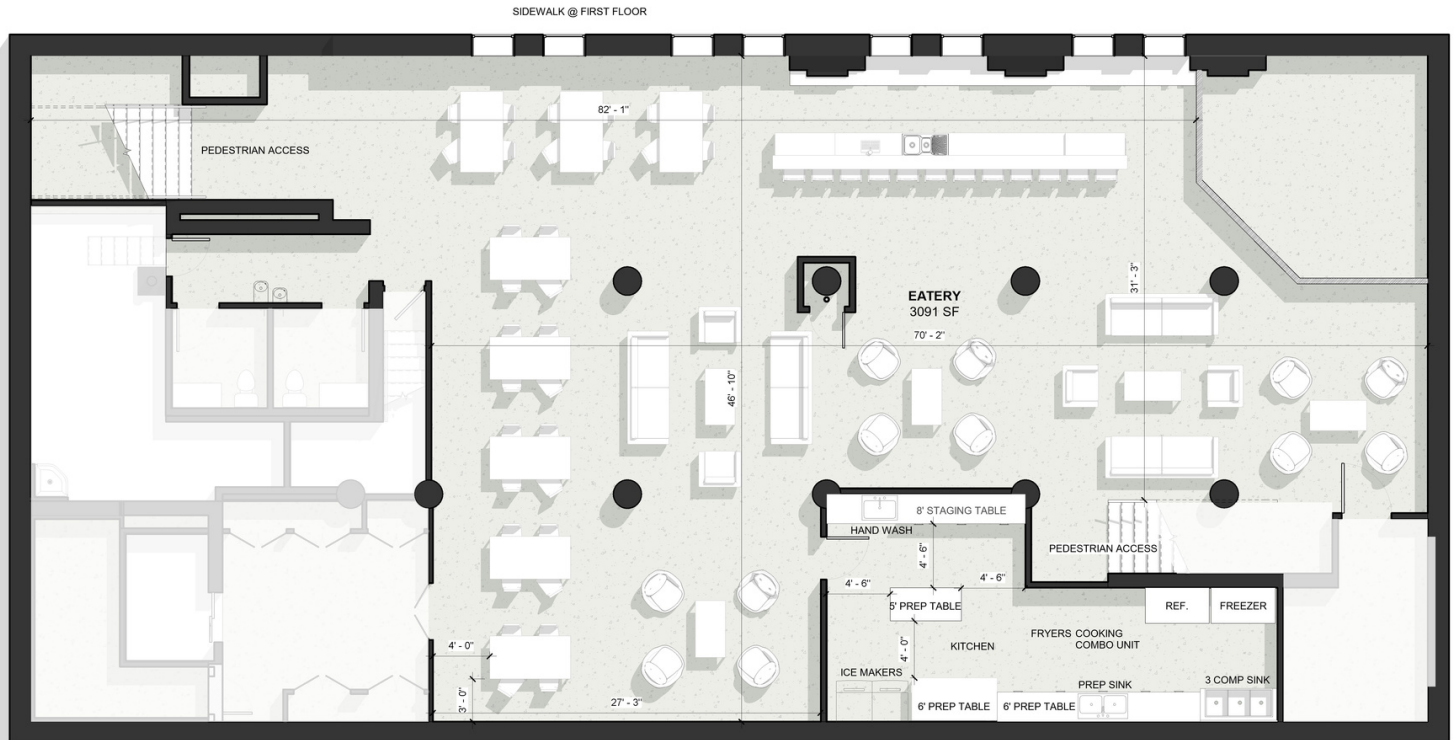
625 SF



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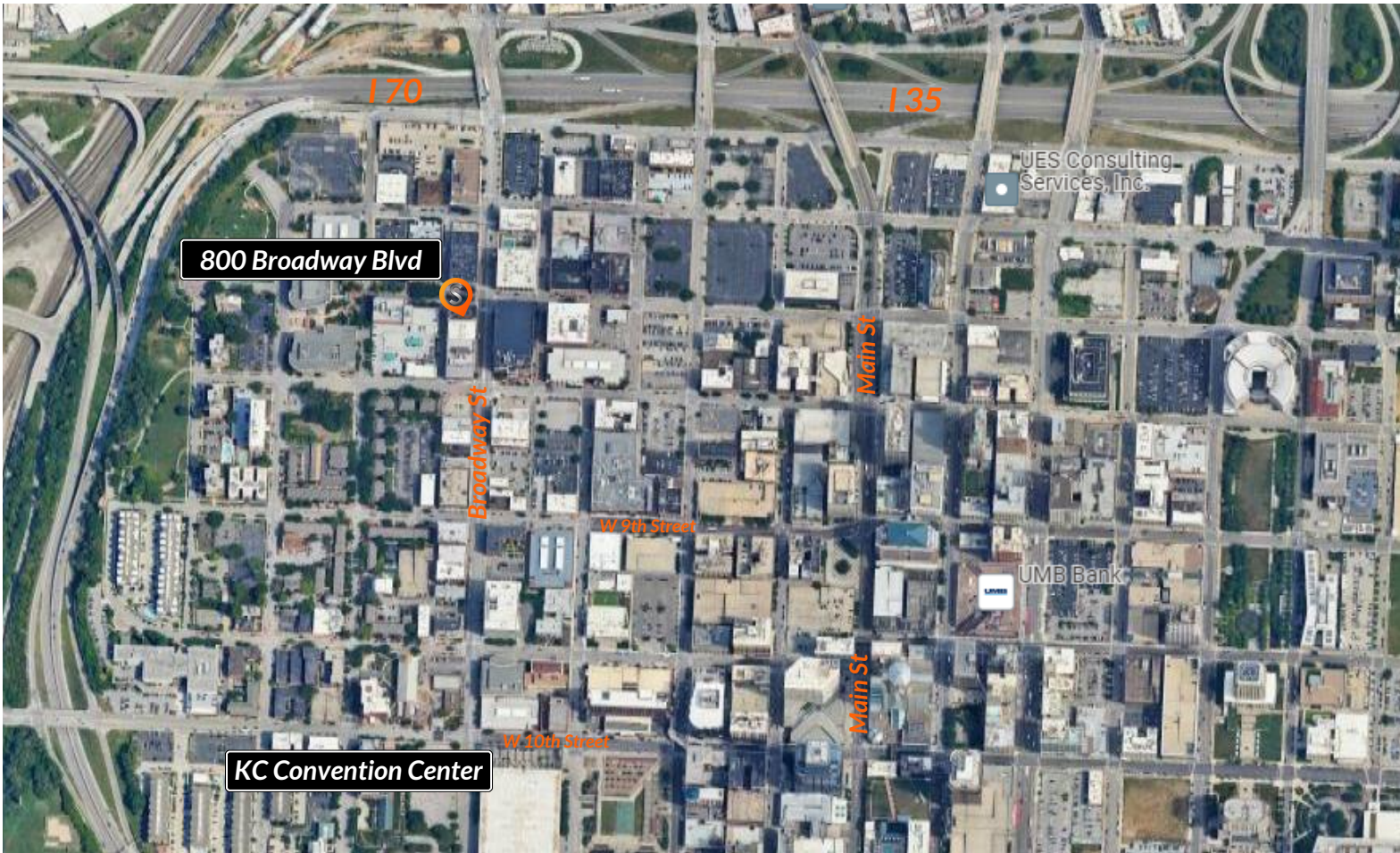
# Lower Level Site Plans



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# Aerial View



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# Floors 4-7 Apartment Plans



Harvey Dutton Lofts  
800 Broadway Ave.



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