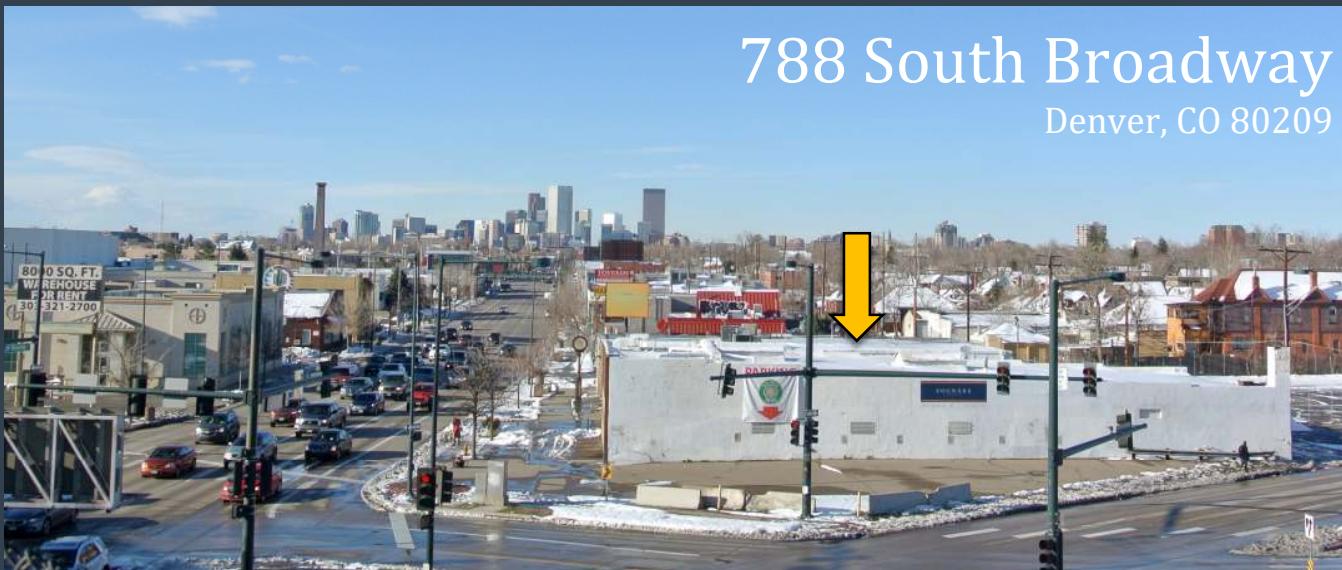


S
—
P

FOR LEASE

RETAIL
OFFICE
5,261 SF

788 South Broadway
Denver, CO 80209



The Annex of Lincoln & Broadway

High Traffic Site | Amazing Visibility

Property Highlights

- Available immediately
- Parking: 20+ cars
- Amazing visibility at one of the busiest intersections in Denver.
- Roll-up garage door with High Ceilings
- Adjacent to I-25 & Broadway Light Rail Station

Available: 5,261 SF
Rate: \$28 NNN
Est. NNN's: \$6-\$10

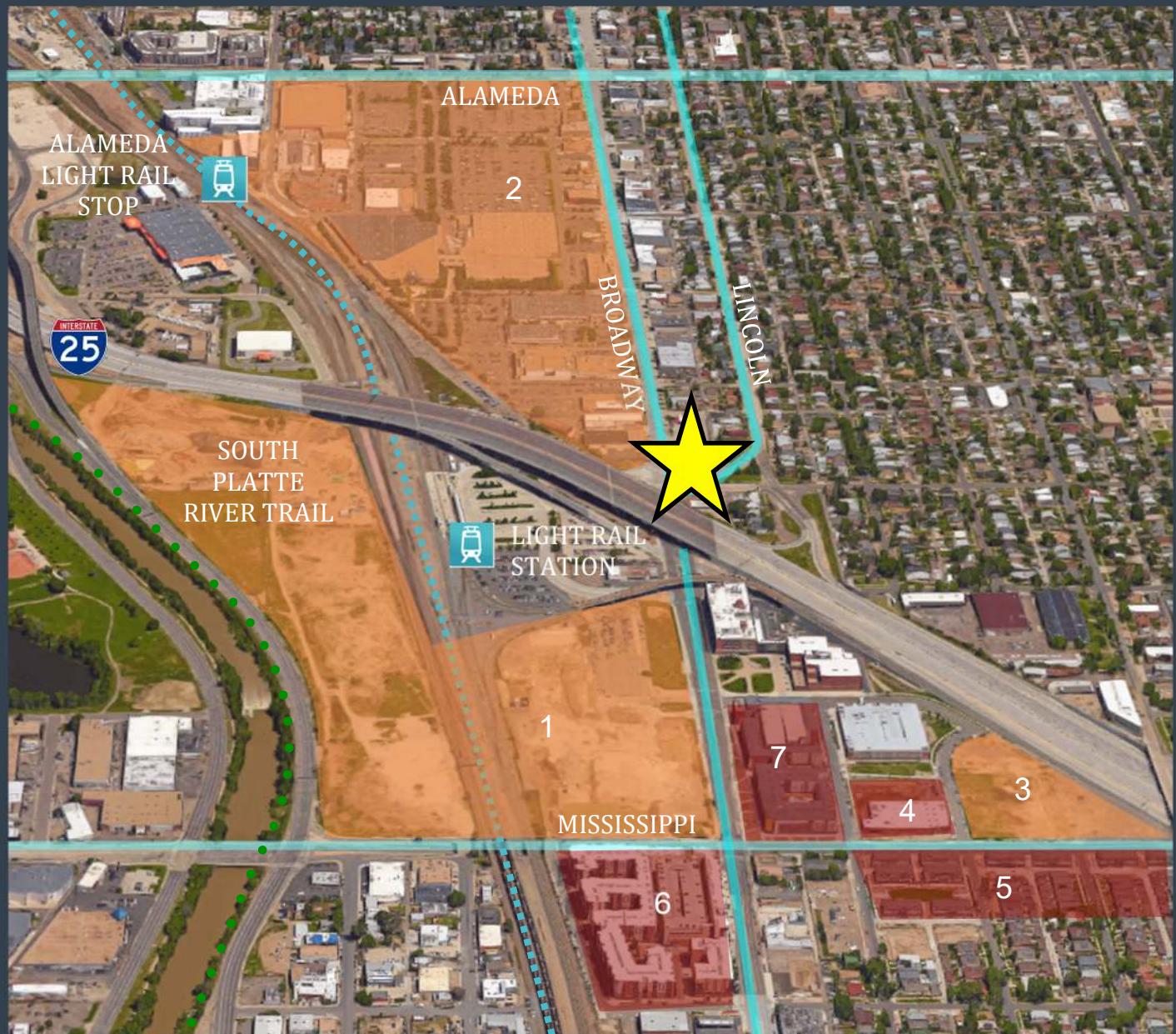


Demographics	1 Mile	3 Miles	5 Miles
Population	16,752	201,277	505,308
Households	8,824	97,982	234,398
Avg. Household Income	\$91,943	\$78,914	\$77,957
Median Age	35	34.1	34.9

S O G N Á R E
P A R T N E R S

3001 Brighton Boulevard
Suite 2790
Denver, CO 80216
Tel: 720-370-5000
info@sognarepartners.com

Area Developments | 788 South Broadway



New or Under Construction Developments		Completed Developments	
1	Gates Rubber Factory	Broadway Station Partners, 40+ acre mixed use development with 2,600 multifamily units, 1,000,000 SF commercial space, 150,000+ SF retail	4 Sprouts
2	Denver Design District	Multiple Apartment Projects moving forward totaling over 700 new units and additional retail	5 Platt Park North
3	The Henry	Carmel Partners, 7 story 403-unit apartment community	6 Windsor Communities at Broadway Station
			7 1000 S. Broadway

*Additional information on keyed projects provided upon request.

Location Overview | 788 South Broadway



S O G N Á R E
P A R T N E R S

3001 Brighton Boulevard
Suite 2790
Denver, CO 80216
Tel: 720-370-5000
info@sognarepartners.com