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## FOR LEASE

RETAIL  
OFFICE  
5,261 SF788 South Broadway  
Denver, CO 80209

## The Annex of Lincoln &amp; 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

	<u>1 Mile</u>	<u>3 Miles</u>	<u>5 Miles</u>
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  
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info@sognarepartners.com



# Area Developments | 788 South Broadway



## New or Under Construction 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
2	Denver Design District	Multiple Apartment Projects moving forward totaling over 700 new units and additional retail
3	The Henry	Carmel Partners, 7 story 403-unit apartment community

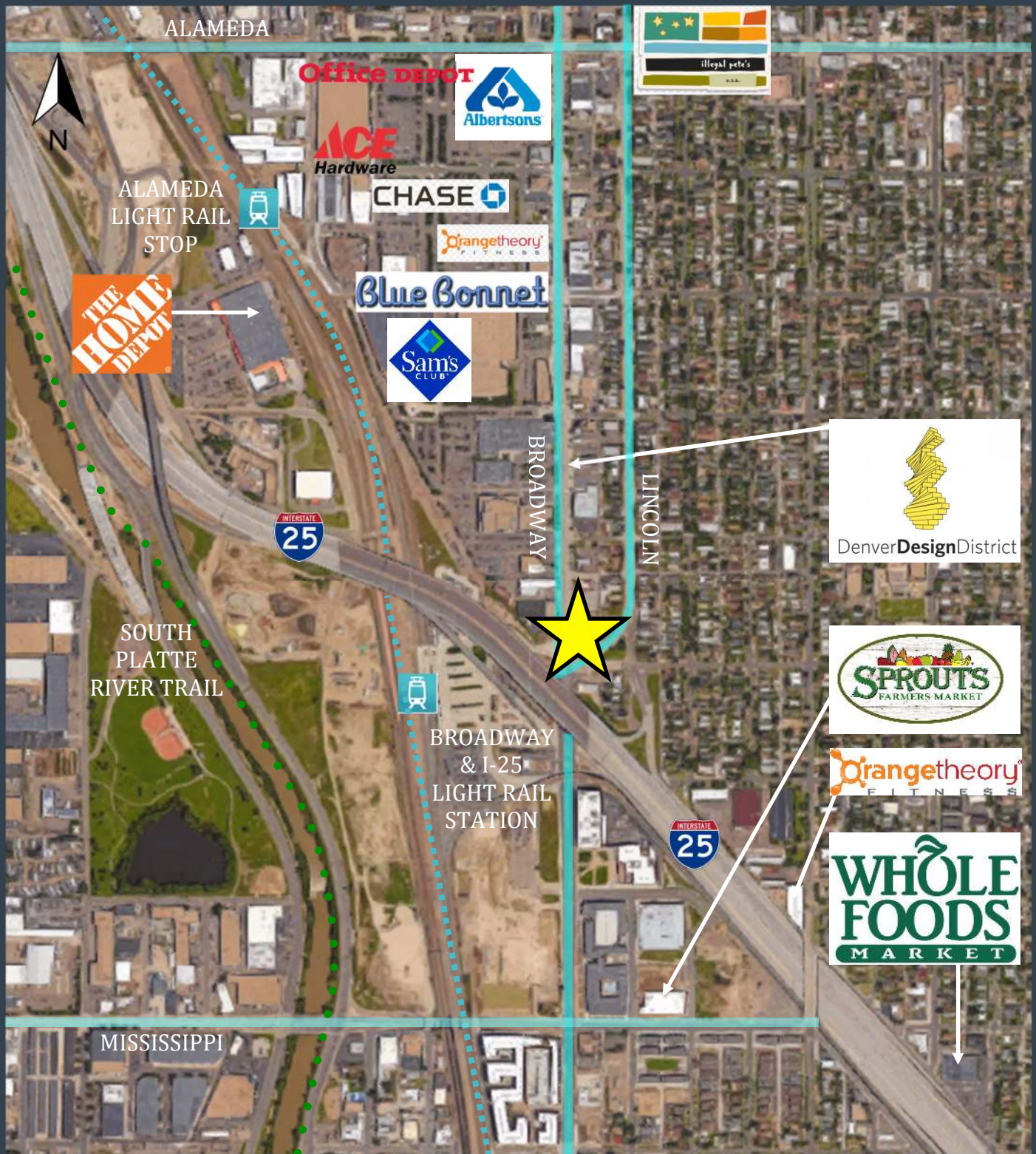
## Completed Developments

4	Sprouts	27,000 SF grocery store
5	Platt Park North	60 townhomes
6	Windsor Communities at Broadway Station	419 apartments, 11,000 SF retail
7	1000 S. Broadway	260 apartments

\*Additional information on keyed projects provided upon request.



# Location Overview | 788 South Broadway



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