

Property Overview

1559 S Broadway presents a rare opportunity to acquire a fully improved, highly adaptable retail property along one of Denver's most dynamic commercial corridors. Built in 1955 and substantially updated in 2021 with over \$300K in improvements, this 6,160 SF flex space offers exceptional flexibility.

Unit 2 offers a large open space ideal for a gym, studio, or creative flex user, with lockers, ADA restrooms, 12-14 ft clear height, roll-up door, and an upstairs office/storage area with a full bathroom and shower. The property features front and rear parking for 14 vehicles, a rarity along South Broadway.

Strategically positioned on the prime South Broadway corridor, the property benefits from constant foot and vehicle traffic, strong visibility, and proximity to I-25 and Santa Fe Drive. The surrounding area is experiencing robust residential and mixed-use development, enhancing both tenant demand and long-term property value. The site's location near Overland, Platt Park, Englewood, and Downtown Denver provides convenient access to major employment centers and amenities.

Property Highlights

- Large open space. Great for a gym user
- Lockers
- ADA restrooms
- 12-14 ft clear height
- 12 x 12 roll up door
- Upstairs off/storage space with full bathroom and shower

GBA	6,160 SF
Rent/SF/Yr	\$19/SF
Service Type	NNN
Parking	Parking Lot 14 Spaces
Zoning	U-MS-3

For Lease: Flex Space in Platt Park

1559 S BROADWAY UNIT 2

DENVER, CO 80210



6,160 SF

AVAILABLE SPACE

\$19.00/SF

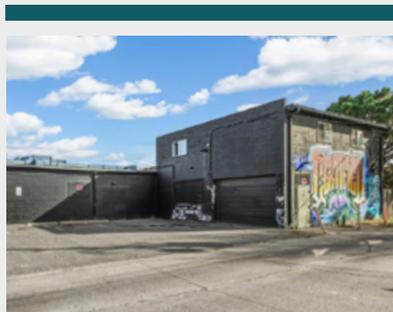
LEASE RATE

NNN

SERVICE TYPE

\$11.75/SF

NNN EXPENSES



Demographics 2024

	1 MILE	2 MILES	3 MILES
2024 TOTAL POPULATION	15,854	75,336	179,185
# OF HOUSEHOLD	7,140	33,353	81,496
AVG HOUSEHOLD INCOME	\$144,502	\$126,738	\$113,161

Location Highlights

- Prime South Broadway corridor surrounded by restaurants, breweries, and boutique retail
- Minutes to I-25 and Santa Fe Drive for convenient regional access
- Strong residential density and new multifamily developments nearby
- High daily traffic counts and strong street presence
- Ample parking and alley access—rare for this corridor
- Close proximity to Overland and Platt Park neighborhoods, Englewood, and downtown Denver

PLATT PARK AREA OVERVIEW

RANKED #13 DENVER'S BEST NEIGHBORHOODS

Not quite four miles south of downtown lies the charm-filled hamlet of Platt Park. Residents can easily bike, cab, or take the light rail (there's a station at Louisiana Avenue and Pearl Street) into the city proper, but visit on a sunny summer weekend, and you'll find yourself wondering why anyone would ever want to. Boasting Old South Pearl Street, a shopping and dining district full of unique boutiques and top-of-the-city eats, a border on Antique Row on South Broadway, and plenty of professional services, the area has just about everything an urban dweller could desire (walk score: 85), with the advantage of quieter streets with sizeable backyards. Mostly single-family homes dot treelined streets—primarily older homes that have been updated and/or added onto, although some newer, modern architecture can be found. While grand dame Washington Park is conveniently situated less than a mile away, the almost-four-acre James H. Platt Park is a gem in itself, with a well-kept playground that the many children in the neighborhood's 3,000 households enjoy year-round.

91 / 100
WALK SCORE

65 / 100
TRANSIT SCORE

87 / 100
BIKE SCORE



Traffic Counts

Collection Street	Cross Street	Vehicles Per Day
W Iowa Ave	S Broadway E	8,029
W Iowa Ave	S Broadway E	7,935
E Iowa Ave	S Lincoln St E	3,365
E Iowa Ave	S Lincoln St W	4,042
Iowa Ave	S Lincoln St W	4,052
S Broadway	W Iowa Ave N	28,616
W Iowa Ave	S Acoma St E	6,030
W Iowa Ave	S Santa Fe Dr W	7,837
E Florida Ave	S Grant St E	484
E Florida Ave	S Grant St E	482

Property Photos



AMANDA WEAVER
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Amanda is a dynamic business leader with a diverse background spanning Fortune 200 companies & a burgeoning career in commercial real estate. With over a decade of leadership experience, she has honed her skills in strategic relationship building, leadership, communication, and collaboration.

Amanda applies her extensive leadership and management expertise to excel as a Broker at KH. Specializing in market analysis, pricing strategies, and client relationship management in the Denver-metro, she delivers unparalleled value to her clients. Amanda is known for her meticulous attention to detail, strategic insights, and dedication to achieving optimal outcomes in every transaction.

KAUFMAN HAGAN

BROKERED SALES

\$1B+

CLOSED TO DATE

COMBINED EXPERIENCE

100+

YEARS

TRANSACTION VALUE

\$115M

CURRENTLY ACTIVE

We specialize in acquisition and disposition brokerage services, property-value analysis, market insight and strategic ownership advisory. We cultivate opportunities for our investment partners and local community with a deep understanding of real estate and it's value in all of our lives. More than anything, we have a profound respect for how important real estate decisions are for our investment partners.

