

## RETAIL FOR LEASE



# 3741 - 3751 S. BROADWAY ENGLEWOOD, CO 80113

## HIGHLIGHTS

- Monument signage on South Broadway
- Over 43,000 cars per day pass by
- On-Site and On-Street parking
- 1/2 block from the 321 unit, Avalon Cherry Hills Apartment Community
- Only 5 minutes (.9 miles) to Swedish Medical Center and Craig Hospital
- Zoning allows for variety of uses
- 50,000 + households within 3 miles
- 16,000 + population within 1 mile

Traffic Counts:  
S. Broadway and Jefferson = 37,555 vpd  
S. Broadway and Lehigh = 33,487 vpd

## 3741 S. Broadway

**1,020 sf**  
**\$19.50 PSF NNN**

**\$1,657.50 Rent**  
**\$877.20 CAM**  
**\$2,534.70 / Month Total**

**Available 2/1/25 - Please do not disturb tenant**

## PROPERTY STATISTICS

<u>BUILDING</u>		<u>SITE</u>	
<b>SIZE</b>	6,084	<b>PARKING</b>	21 Surface Lot Spaces
<b>YOC</b>	1985	<b>ZONING</b>	MU-B2
<b>MATERIALS</b>	Concrete Block	<b>CAM (2024)</b>	\$10.32

## FOR MORE INFORMATION, PLEASE CALL:

**John V. Propp, CCIM - 303-692-1816**  
john@johnproppcommercial.com  
6565 S. Dayton St., Suite 3000  
Greenwood Village, CO 80111

learn more at [www.JohnProppCommercial.com](http://www.JohnProppCommercial.com)





**3741 - 3751 S. BROADWAY  
ENGLEWOOD, CO 80113**



**DEMOGRAPHICS (2023 est.)**

<u>Radius</u>	<u>1-Mile</u>	<u>3-Mile</u>	<u>5-Mile</u>
<b>Population</b>	<b>17,709</b>	<b>114,960</b>	<b>353,083</b>
<b>Households</b>	<b>8,974</b>	<b>49,413</b>	<b>151,821</b>
<b>Median Income</b>	<b>\$64,830</b>	<b>\$76,539</b>	<b>\$83,993</b>

No warranty or representation is made as to the accuracy of the foregoing information. Terms of sale or lease and availability are subject to change or withdrawal without notice.