



# CIVIC CENTER



## CIVIC CENTER PLAZA

1560 Broadway // Denver, CO 80202

### RETAIL SPACE FOR LEASE



### HIGHLIGHTS

**781 SF FOOD OR CONVENIENCE** STORE AVAILABLE

**176 SF COFFEE KIOSK** AVAILABLE

LOCATED NEXT TO THE **BUS TERMINAL** WITH **OVER 15,000 PASSENGERS PER DAY**

NEWLY RENOVATED LOBBY WITH **OVER \$2.2 IN IMPROVEMENTS**

**2,000 DAILY EMPLOYEES** GOING IN AND OUT OF CIVIC CENTER PLAZA

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**LEGEND**  
PARTNERS ■■■■

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### DEMOGRAPHICS

	1 MILE	2 MILE	3 MILE
2021 EST. POPULATION	694	2,150	6,685
2026 PROJECTED POPULATION	793	2,383	6,931
2021 EST. DAYTIME POPULATION	981	2,133	7,688
2021 EST. AVG HH INCOME	\$60,374	\$92,293	\$111,807
2021 EST. HOUSEHOLDS	361	1,147	3,333
2021 EST. BUSINESSES	89	155	762

### TRAFFIC

**COLFAX AVENUE**  
30,000 VEHICLES PER DAY

**BROADWAY**  
25,000 VEHICLES PER DAY

PARTNER **XTEAM**  
RETAIL ADVISORS

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