



Z A L L
COMMERCIAL
REAL ESTATE

2470 N Broadway
Denver, CO 80205

2,566 SF Prominent Retail Space in RiNo



SUITES A & B **\$29.00/SF NNN**

- 2,566 SF of flexible retail or restaurant space in one of Denver's most dynamic urban corridors
- Corner visibility at the high-traffic intersection of Broadway and Larimer Street
- Patio for outdoor dining or activation
- Roll-up glass door connecting indoor and outdoor space
- High ceilings, natural light and open floor plan
- Excellent pedestrian and vehicle exposure with strong daily traffic counts, thriving restaurants, boutiques, and entertainment in the heart of Denver's RiNo/Ballpark area

For leasing information, contact

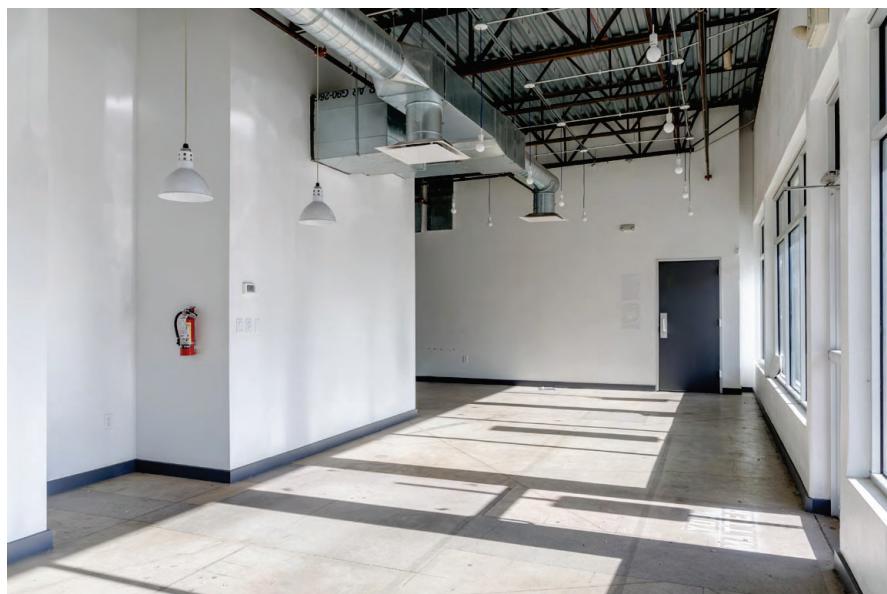
Ellen Cummings
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This information has been obtained from sources believed reliable. We have not verified it and make no guarantee about it.

ZALL COMPANY
2946 Larimer Street
Denver, CO 80205
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2470 N Broadway
Denver, CO 80205



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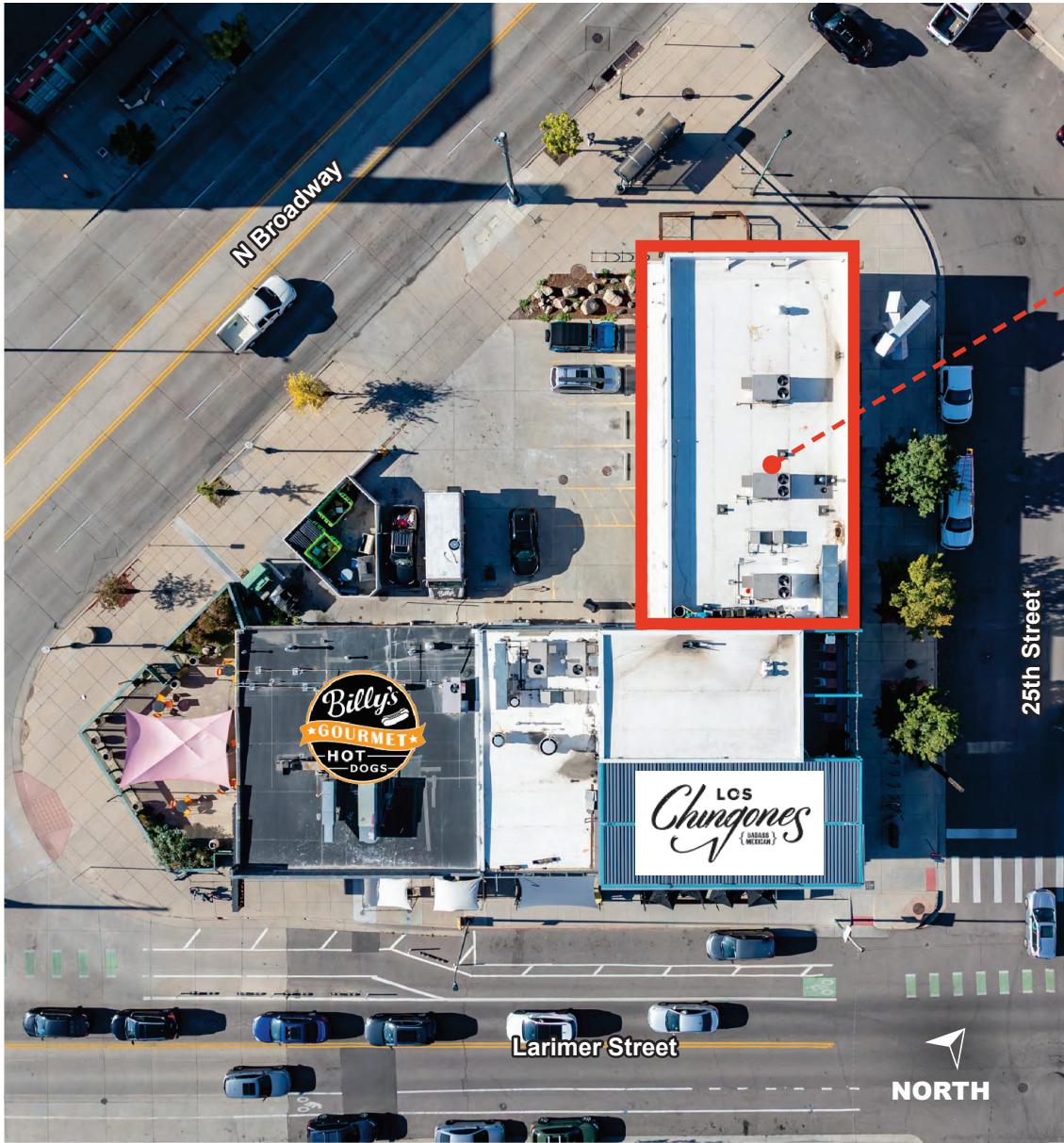
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SUITE A & B: 4,000 SF FOR LEASE

Demographics

	1 Mile	3 Miles	5 Miles	10 Miles
2024 Households	29,288	116,511	213,638	158,536
Average HH Income	\$118,703	\$114,081	\$113,479	\$137,638
Total Consumer Spending	\$916.4M	\$3.8B	\$7.2B	\$5.4B
Total Entertain. & Hobbies Spending	\$136.5M	\$559.5M	\$1.1B	\$805.2M
Total Food Away From Home	\$121.1M	\$472.1M	\$863.9M	\$670.8M

Source: CoStar

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