



ZALL
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

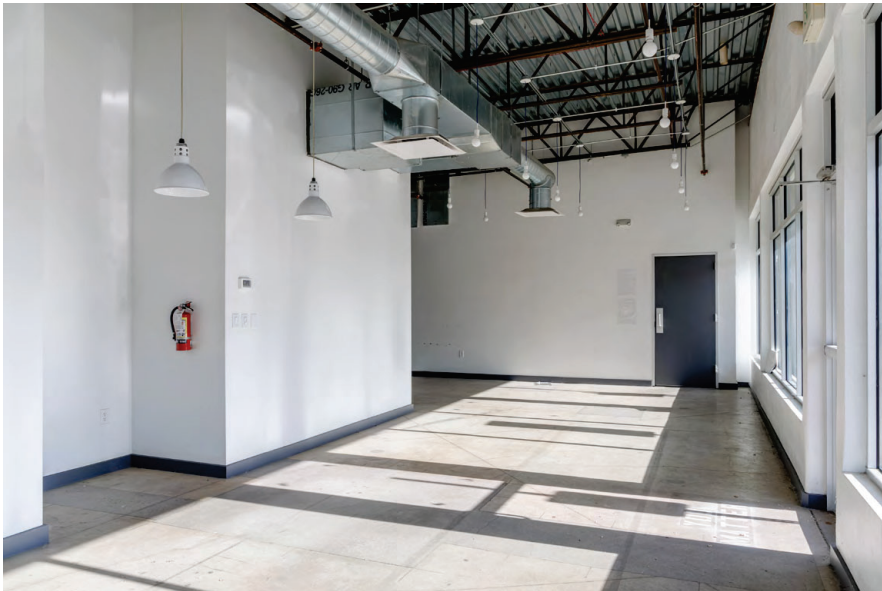
Ellen Cummings
ellen@zallcompany.com
206.478.5658

Marin Dornseif
marin@zallcompany.com
720.217.9884

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
zallcompany.com

2470 N Broadway
Denver, CO 80205



For leasing information, contact

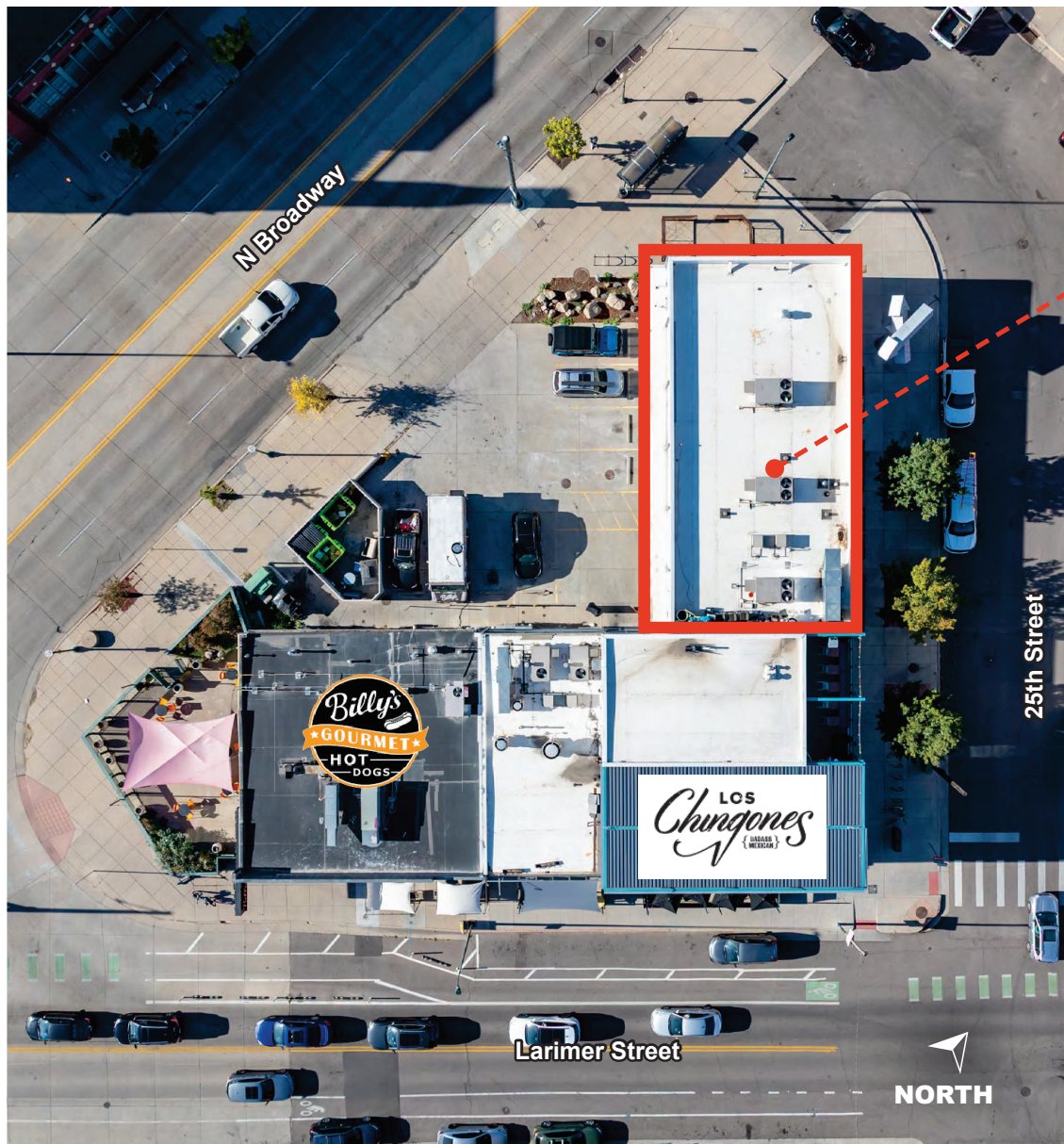
Ellen Cummings
ellen@zallcompany.com
206.478.5658

Marin Dornseif
marin@zallcompany.com
720.217.9884

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



zallcompany.com



2470 N Broadway
Denver, CO 80205

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

For leasing information, contact

Ellen Cummings
ellen@zallcompany.com
206.478.5658

Marin Dornseif
marin@zallcompany.com
720.217.9884

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



zallcompany.com




2470 N Broadway
Denver, CO 80205

**SUITE A & B:
4,000 SF FOR LEASE**

LCS
Chugones
(MEXICAN)

Billy's
GOURMET
HOT
DOGS

THE RAMBLE
HOTEL

 **NORTH**

For leasing information, contact

Ellen Cummings
ellen@zallcompany.com
206.478.5658

Marin Dornseif
marin@zallcompany.com
720.217.9884

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



zallcompany.com