

1,862 SF Retail Space for Sublease

2561 S BROADWAY
DENVER, CO 80210



Property Overview

This prime retail space on S Broadway is a fully equipped med spa, ideal for businesses specializing in wellness, IV drip therapy, skincare, or other health-related services. The location offers high visibility in a bustling commercial area, attracting a steady flow of foot traffic. With an inviting modern build-out and abundance of natural light from the large storefront windows, this suite provides ample space and a sense of comfort for client consultations and treatments.

This sublease opportunity provides a turnkey solution for any wellness / medical service provider, office, or general retail use, looking to establish or expand in a vibrant neighborhood.

Property Highlights

- Newly Renovated Retail Space
- Turnkey Med Spa
- Option to Purchase or Rent Equipment

Property Type	Retail
County	Denver
# Stories	1
GBA	5,792 SF
Rentable SF	1,862 SF
Parking	Parking Lot 5 Spaces

1,862 SF

RENTABLE SQ FT

\$24.65

LEASE RATE/SF

NNN

LEASE TYPE

11/2031

AVAILABLE THROUGH



UNIT AMENITIES

- High End Cosmetic Updates
- Large Windows and Natural Lighting
- Parking Lot and Free On-Street Parking

LOCATION HIGHLIGHTS

- High Visibility Along South Broadway
- Easy Access to All Major Arterial Roads
- Minutes to University of Denver

Demographics 2024

	1 MILE	2 MILES	3 MILES
2024 POPULATION	13,942	64,550	419,835
# OF HOUSEHOLDS	6,493	28,699	189,633
AVG HH INCOME	\$127,705	\$112,947	\$106,972
MEDIAN AGE	37.8	35.4	37.5

Traffic Counts 2024

Collection Street	Cross Street	Vehicles Per Day	Distance from Sub.
S Broadway	W Harvard Ave N	30,198	0.03 mi
S Broadway	W Wesley Ave N	27,450	0.15 mi
S Broadway	W Wesley Ave N	27,000	0.15 mi
S Broadway	E Amherst Ave S	25,991	0.21 mi
Yale Ave	E Vassar Ave N	4,754	0.22 mi
S Broadway	W Amherst Ave S	22,997	0.25 mi
S Broadway	E Amherst Ave S	26,350	0.25 mi
S Bannock St	W Iliff Ave N	1,743	0.29 mi
W Iliff Ave	S Bannock St W	1,845	0.34 mi
W Iliff Ave	S Cherokee St W	1,829	0.36 mi

NEIGHBORHOOD GUIDE: OVERLAND & SOUTH BROADWAY

Overland Ranked in Top Third of Denver's Best Neighborhoods

Overland boasts a central, city-adjacent location along the South Platte River, while maintaining its unique character, with an eclectic mix of businesses catering to residents and visitors alike. From renowned local distilleries like Laws Whiskey House and Bear Creek Distillery to the 24-hour Breakfast King diner, Overland offers something for everyone, whether it's a craft cocktail, live music, or a hearty meal.

At the heart of the neighborhood is the Overland Park Golf Course, the oldest continually running course west of the Mississippi. Nearby, Ruby Hill Park provides year-round recreation, with free concerts at Levitt Pavilion during the summer and a winter urban terrain park. Together, these features make Overland a lively, community-focused neighborhood where history meets modern living.

SoBo Ranked #15 of Denver's Best Neighborhoods

Interchangeably referred to as the Baker neighborhood or "SoBo," South Broadway is a cozy triangle tucked between Broadway Street on the east, the South Platte River on the west, 6th Avenue on the north and Mississippi Avenue on the south. Whether you are looking for something to do or something to buy, there's a good chance you'll find it here: off-the-beaten-path eateries, local taverns and breweries, vintage clothing stores, an art house movie theater and a concentration of funky antique shops and art galleries. Denver's local music scene shines here as well, where nationally recognized performers fill SoBo's intimate venues. The architectural history of SoBo is so significant it was placed on the National Register of Historic Places as a historic district in 1985 and became a city historic district in 2000.

Currently, the neighborhood is making room for a new 40-acre transit-oriented development. Aptly named Broadway Station, the plans will blend a mix-use development with housing, office space, retail, restaurants, parks, and open spaces. Not only this, but the historic Gates Rubber Plant complex is slated to create bridges that will connect the east and west side of the existing tracks to reintegrate Denver's neighborhoods together, quite literally bridging the gap between old Denver and the Denver of more modern times.





OFFERED BY:



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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.

