

# Kentwood

Commercial



**AVAILABLE FOR LEASE -  
STOREFRONT RETAIL SPACE**

**2-14 S Broadway  
Denver, Colorado**

**PRESENTED BY:**

**Karen Landers**

303.947.3665

[Karen@KentwoodCommercial.com](mailto:Karen@KentwoodCommercial.com)

## LEASE HIGHLIGHTS



### LEASE RATE

\$35.00/SF NNN



### OPEX (EST.)

\$6.50/SF



### AVAILABILITY

1,890-10,609 SF



### BUILDING SIZE

13,134 SF



### ZONING

B4

*\*LANDLORD TO DELIVER PROPERTY IN WARM GREY SHELL CONDITION*

## DEMOGRAPHICS

<b>POPULATION 2023</b>	1 mi	29,073
	2 mi	98,717
	3 mi	231,469

<b>HOUSEHOLDS 2023</b>	1 mi	17,500
	2 mi	55,141
	3 mi	118,898

<b>AVERAGE HOUSEHOLD INCOME</b>	1 mi	\$99,957
	2 mi	\$101,972
	3 mi	\$107,048

<b>DAYTIME EMPLOYEES</b>	1 mi	27,770
	2 mi	128,464
	3 mi	259,641

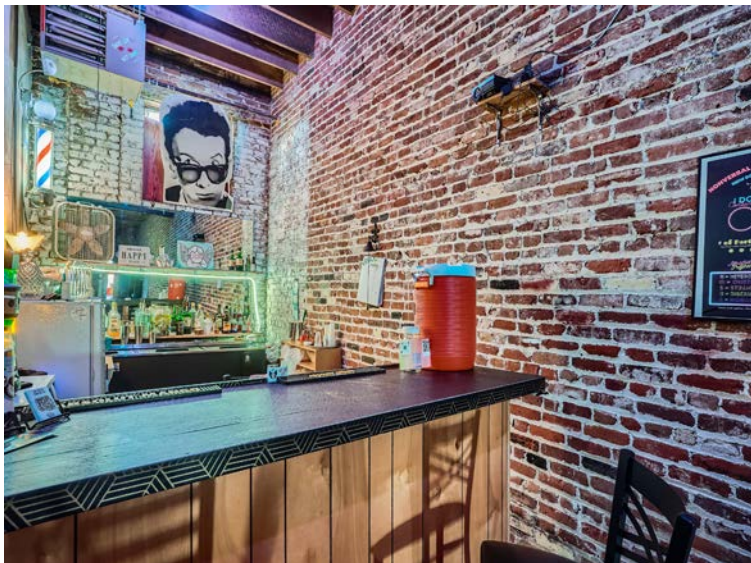
<b>DAYTIME BUSINESSES</b>	1 mi	3,218
	2 mi	10,286
	3 mi	24,892

<b>TOTAL CONSUMER SPENDING</b>	1 mi	\$540,505,795
	2 mi	\$1,713,873,822
	3 mi	\$3,818,427,690

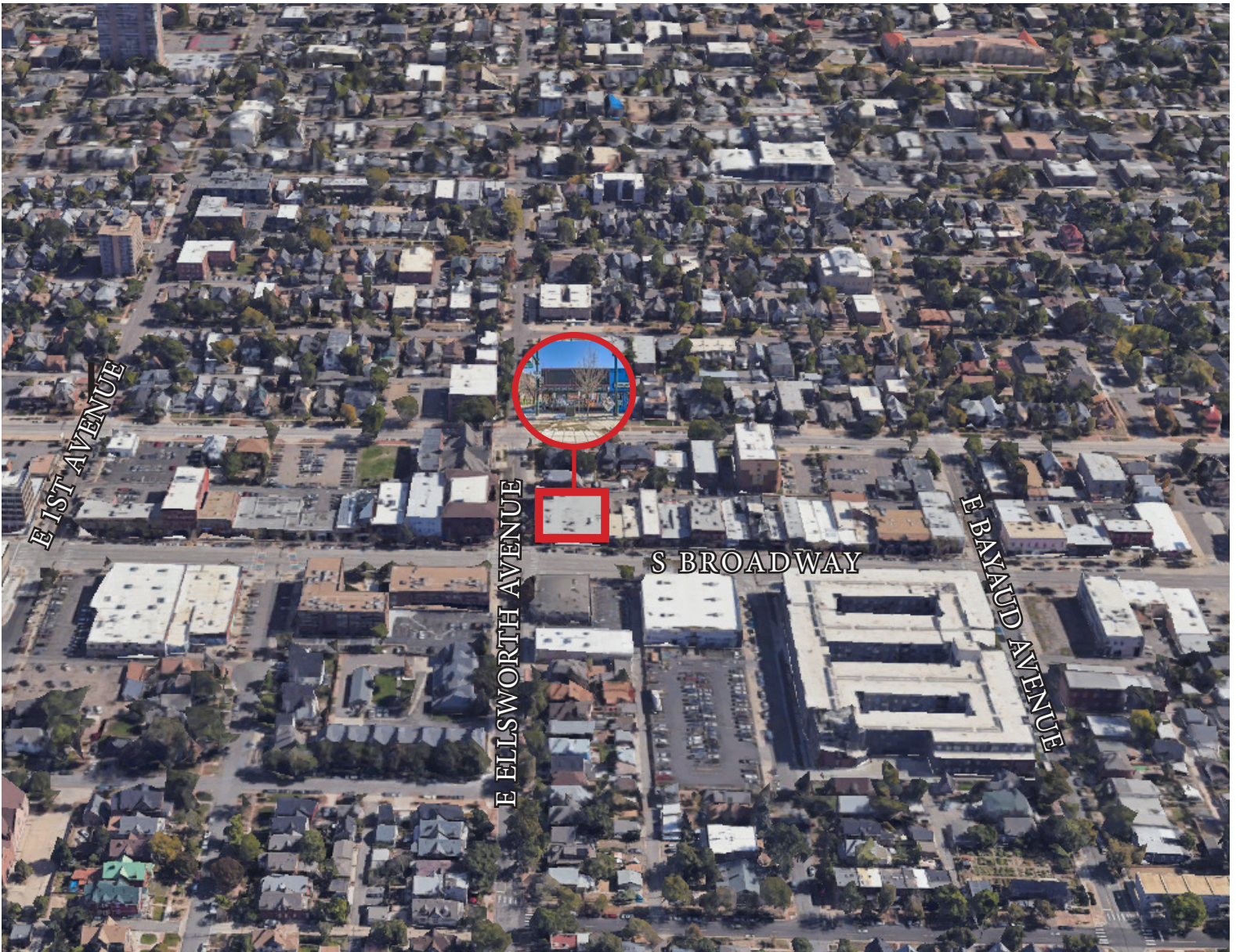
EXTERIOR PHOTOS



# INTERIOR PHOTOS



# 2-14 S BROADWAY FOR LEASE



## Kentwood Commercial

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**Karen Landers**  
Senior Commercial Advisor

215 Saint Paul Street, Ste 200  
Denver, Colorado 80206

303.947.3665  
Karen@KentwoodCommercial.com