



**YOUR COMPANY
HERE**

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Versatile Office Building with Prime Broadway Exposure

4219 S BROADWAY, ENGLEWOOD, CO 80113

PRESENTED BY:

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Sale Brochure

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PROPERTY SUMMARY

VERSATILE OFFICE BUILDING

4219 SOUTH BROADWAY
ENGLEWOOD, CO 80113

OFFERING SUMMARY

SALE PRICE:	\$775,000
BUILDING SIZE:	2,995 SF
LOT SIZE:	6,098 SF
PRICE / SF:	\$258.76

PROPERTY DESCRIPTION

Position your business for success at 4219 S Broadway in Englewood—a versatile office property with excellent visibility, flexible space, and a prime location along one of the south metro area's busiest commercial corridors. This freestanding building features prominent Broadway frontage, a large aluminum sign, and a double-sided illuminated monument sign for maximum exposure. Zoned MU-B-2, it supports a variety of commercial uses, making it ideal for both owner-users and investors.

The split-level layout offers seven private offices or classrooms, a reception area, two restrooms, and a break/copy room on the upper level. The lower level includes a large conference room, an additional office, and secure flex/storage space. The property was fully remodeled in 2015. Recent improvements include three new HVAC zones (2022) and updated LED lighting. With 10 private parking spaces and partially fenced exterior storage, this property is well-equipped for business operations. Currently configured as a health and beauty training facility, it's move-in ready and can be easily adapted to your needs. Existing furniture and equipment are available and may be included in the sale, subject to negotiation.



PROPERTY HIGHLIGHTS

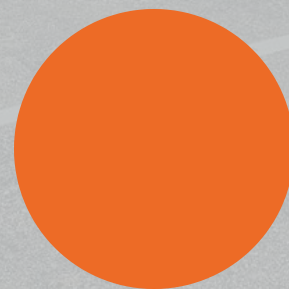
- EXCEPTIONAL VISIBILITY WITH PROMINENT FRONTAGE ON S BROADWAY
- MONUMENT SIGNAGE
- FLEXIBLE MU-B-2 ZONING
- FULLY REMODELED IN 2015
- RECENT MECHANICAL UPGRADES
- 10 PRIVATE PARKING SPACES



Excellent Visibility



Monument Signage



**Fully Remodeled in
2015**

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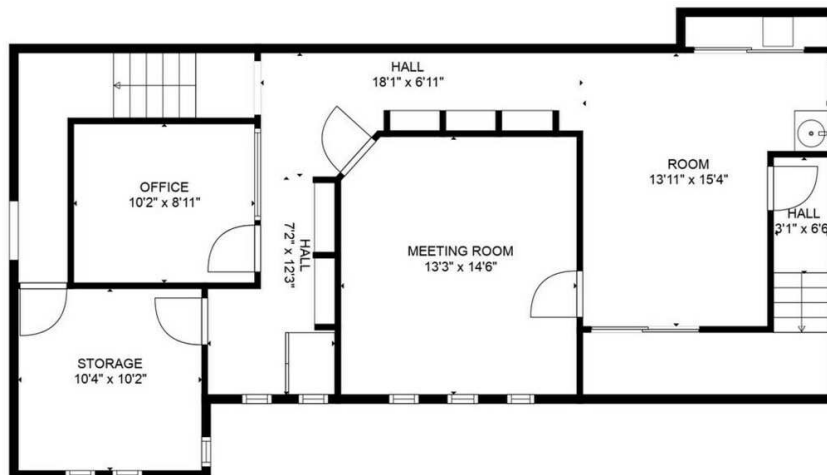
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FLOOR PLANS



FLOOR 2



FLOOR 1

ADDITIONAL PHOTOS



ADDITIONAL PHOTOS



Downtown Denver

Located:

- 1 mile south of Hwy 285
- 1.5 miles north of Belleview Ave

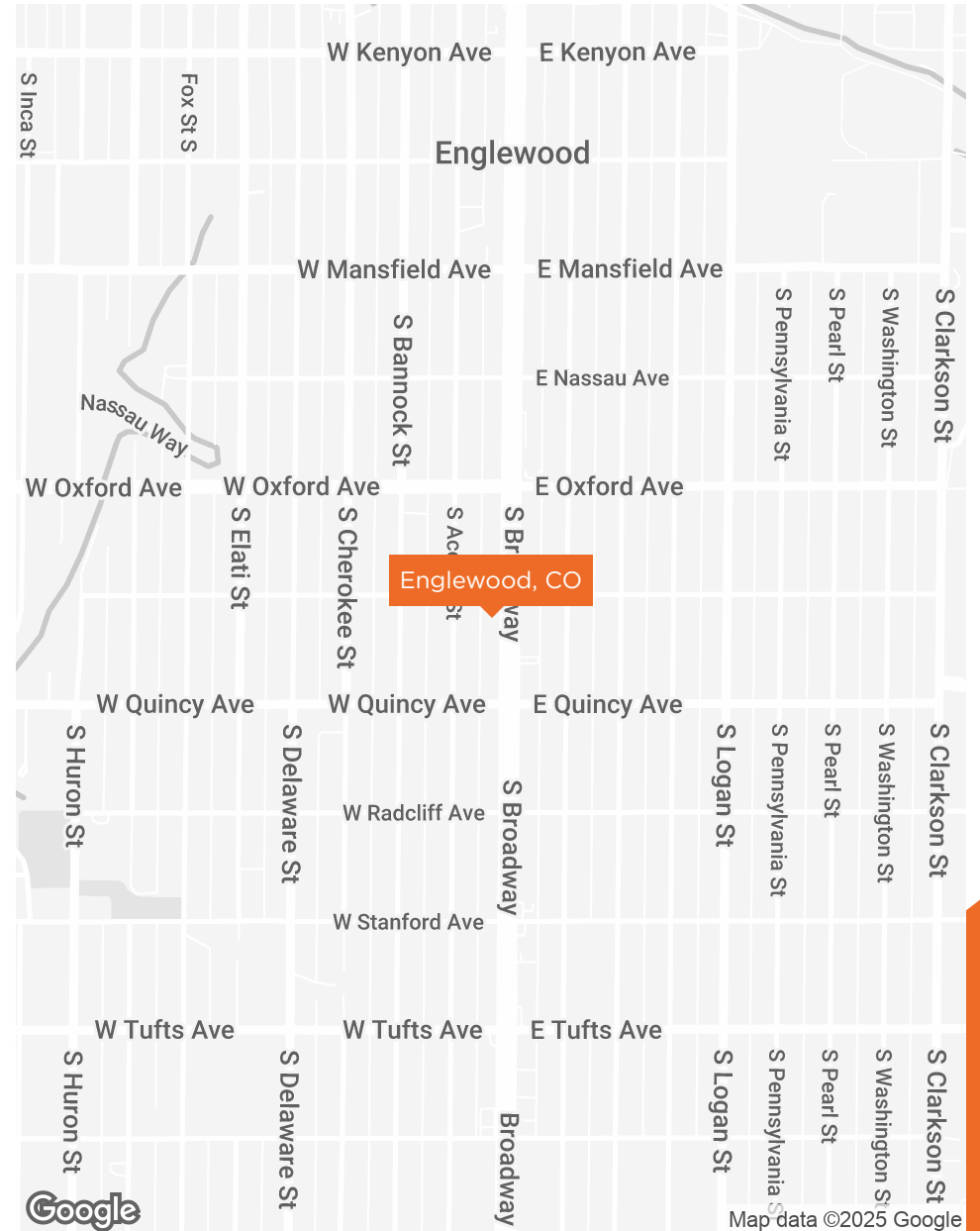
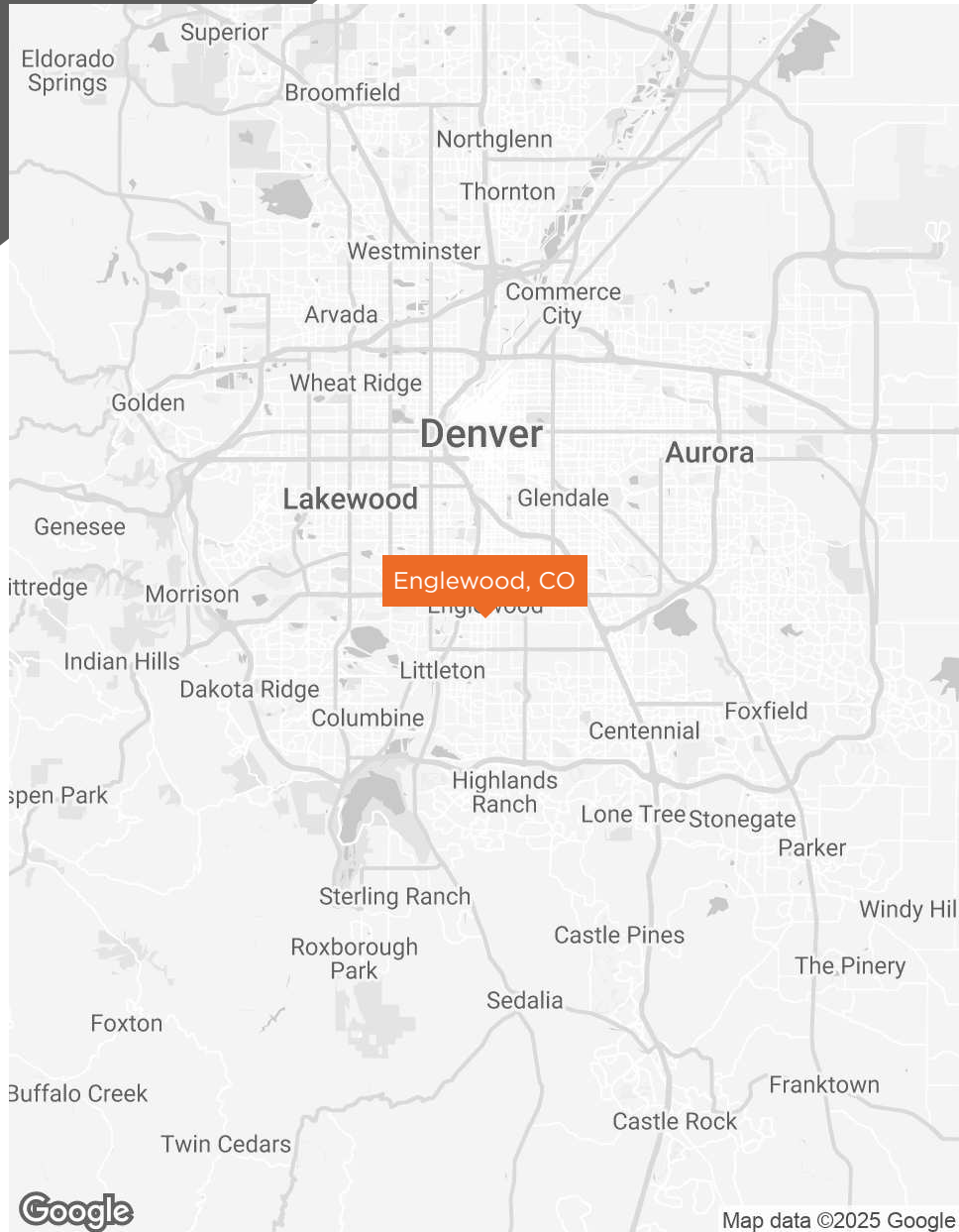
S Broadway 30,059 AADT

LOCATION DESCRIPTION

Englewood is a thriving city located just seven miles south of downtown Denver and is home to approximately 34,000 residents. As one of the Denver Metro area's most dynamic and rapidly growing communities, Englewood offers urban convenience while maintaining its small-city character. Englewood is perfectly situated with quick access to downtown Denver, the Denver Tech Center (DTC), and major highways like I-25, US-285, and US-85. The city is served by an extensive public transportation network, including two RTD light rail stations—Englewood Station and Oxford-City of Sheridan Station—providing easy access to key employment hubs. Englewood is a key player in the region's healthcare sector and is home to two nationally recognized medical facilities, Swedish Medical Center and Craig Hospital. Englewood's walkable downtown area is a vibrant mix of retail, dining, and entertainment options attracting both residents and visitors.



LOCATION MAP



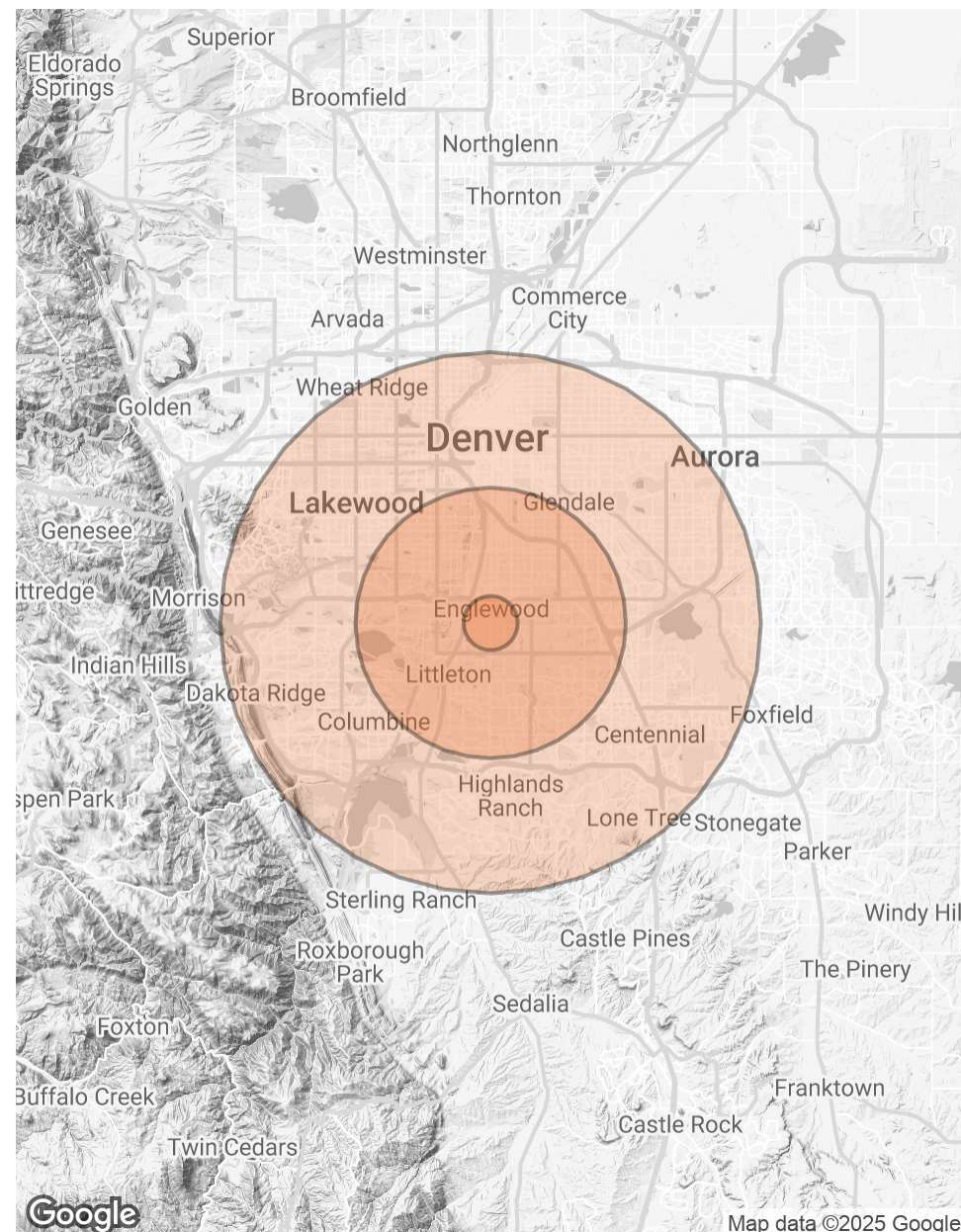
RETAILER MAP



DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	5 MILES	10 MILES
TOTAL POPULATION	14,578	334,902	1,305,325
AVERAGE AGE	41	41	40
AVERAGE AGE (MALE)	40	40	39
AVERAGE AGE (FEMALE)	41	41	41
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
TOTAL HOUSEHOLDS	6,877	140,880	565,828
# OF PERSONS PER HH	2.1	2.4	2.3
AVERAGE HH INCOME	\$110,638	\$135,179	\$133,647
AVERAGE HOUSE VALUE	\$737,146	\$784,267	\$727,859

Demographics data derived from AlphaMap



ABOUT SVN

The SVN Difference

The SVN® Brand was founded in 1987 out of a desire to improve the commercial real estate industry for all stakeholders through cooperation and organized competition. Nearly four decades later, that unique approach remains our key differentiator.

SVN was built on the belief that proactively cooperating and collaborating with the entire commercial real estate community is the right thing to do for our clients - and the **best way to ensure maximum value** for a property. When a client chooses SVN, they mobilize the entire SVN organization and its **trusted network of relationships** to act on their behalf.

We **share data, knowledge, and opportunities** across the brokerage community through our Shared Value Network®, giving our offices and Advisors **access to more deals, greater visibility, and unmatched earning potential**.

SVN is proud to be the only Employee-Owned Public Benefit Corporation in commercial real estate. Our mission is to **drive strong business performance** while making a **positive, lasting impact** - for our clients, our colleagues, our communities, and the industry as a whole.

This belief in a Shared Value Network® is what forms the foundation of the SVN Difference.



Collective Strength, Accelerated Growth

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SVNCOLO.COM

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