



S BROADWAY FLEX BUILDING  
FOR SALE / FOR LEASE



UNIQUE<sup>SM</sup>  
PROPERTIES



FULL SERVICE COMMERCIAL REAL ESTATE SOLUTIONS



PRICE REDUCED!!



2575 S BROADWAY

DENVER, CO 80210

### Property Summary

- Centrally Located Retail/Flex property for Sale or Lease on busy S Broadway Corridor
- ±70% Retail / Showroom / Office & ± 30% Warehouse
- Versatile Flex Space: Ideal for showrooms, retail, gyms, or businesses requiring a mix of Retail or Office and Warehouse Functionality.
- Strategic Location: Easy Access to S Santa Fe Dr and I-25 & High Traffic Counts (+30,000 VPD)
- Impressive Barreled Roof w/ High Ceilings

### Property Features

Sale Price	<del>\$1,700,000</del> \$1,595,000 (\$320/SF)
Lease Rate	\$16.50/SF NNN
Property Type	Retail/Flex
Building SF	4,975 SF
Available SF	2,487 SF – 4,975 SF
Lot Size	6,250 SF
NNN Estimate	\$9.43/SF (2024)
Taxes (2024)	\$37,909.60 (\$7.62/SF)
County	Denver
Zoning	U-MX-3
Parking	Four (4) Spaces + Street
Loading	One (1) Drive-In Door

For more information:



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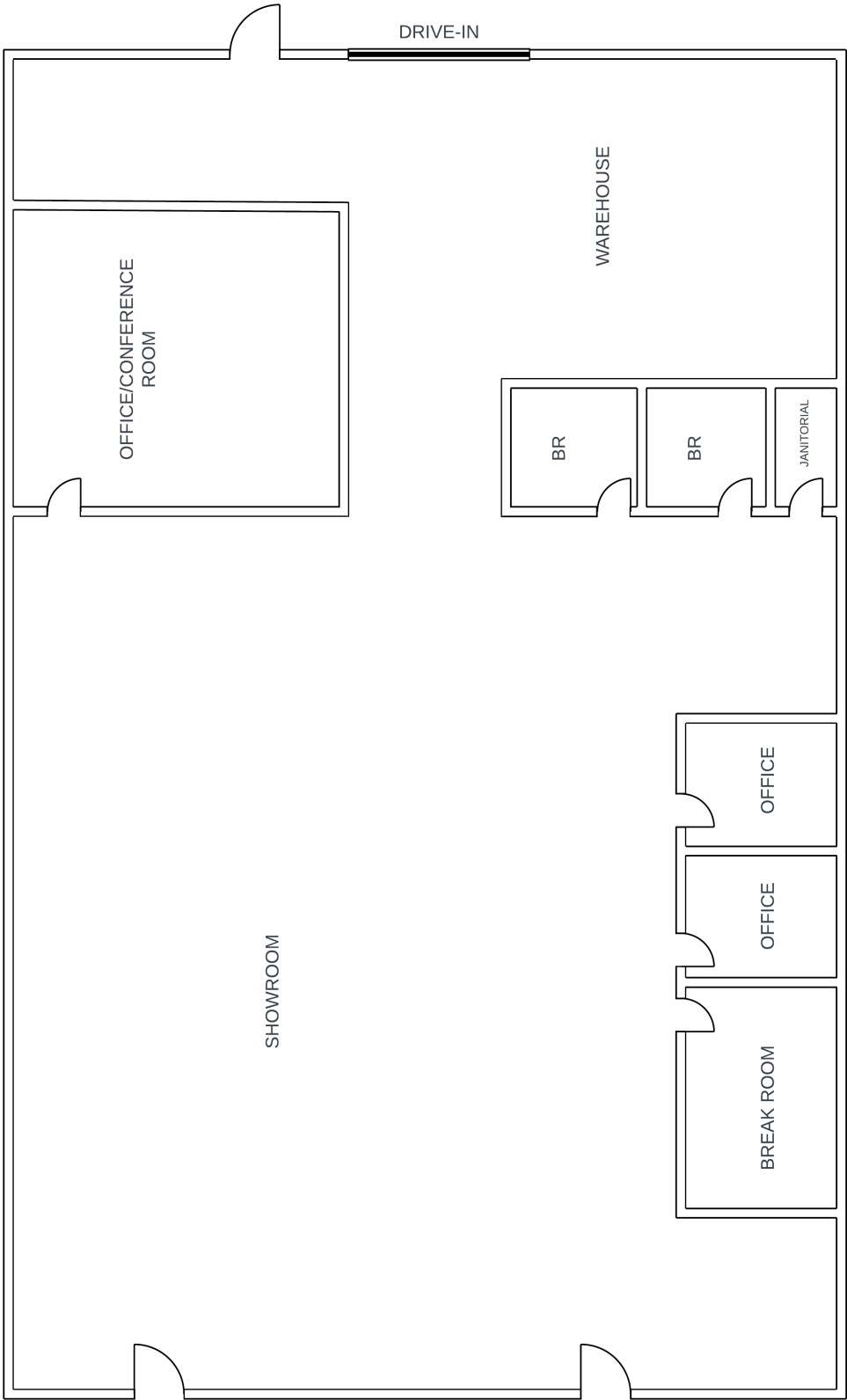
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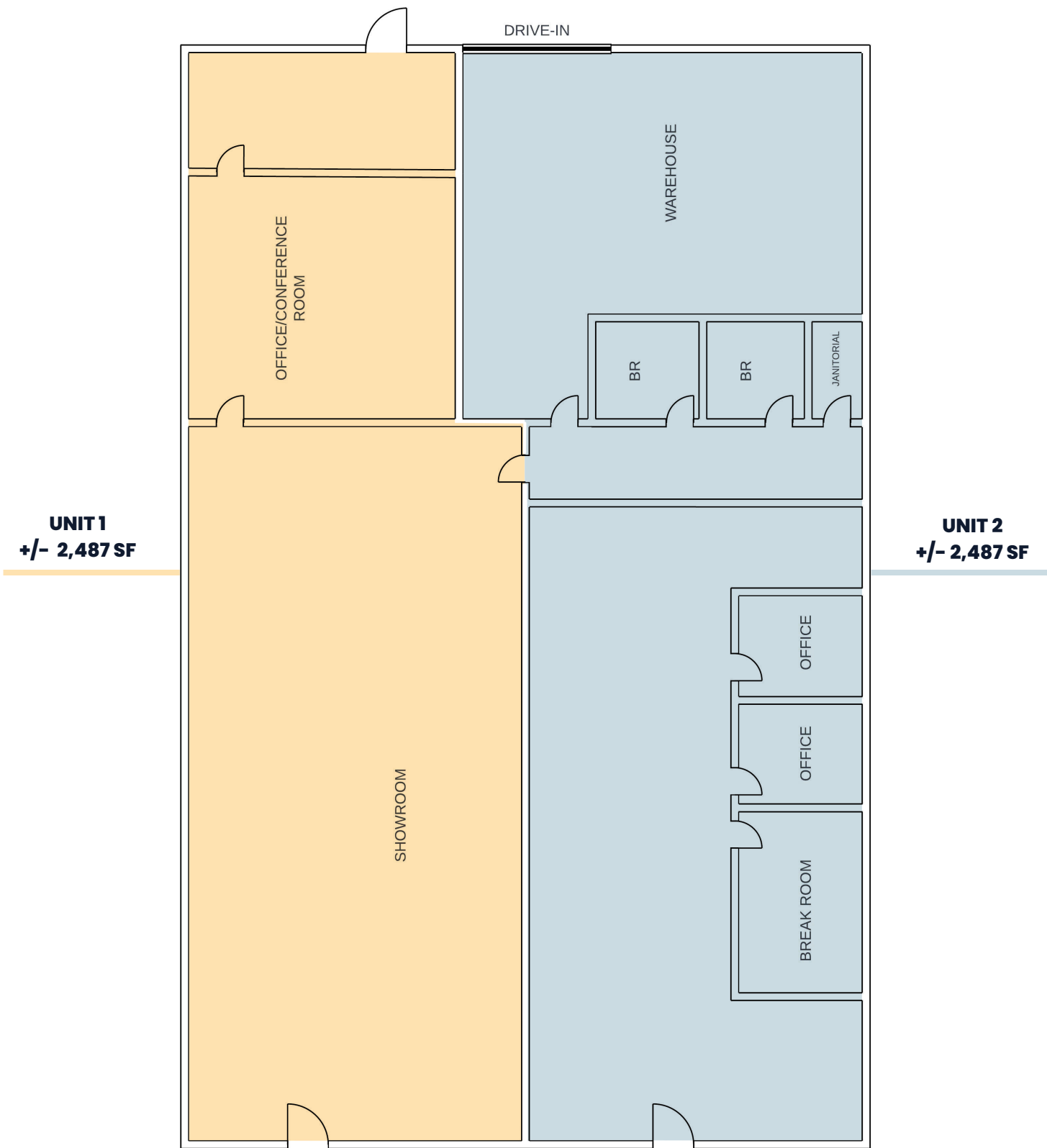
## DEMOGRAPHICS

TRAFFIC COUNT		VPD	Year	Distance From Subject
S BROADWAY & W HARVARD AVE N		30,198	2022	0.04 mi
S BROADWAY & W WESLEY AVE N		27,450	2022	0.16 mi
S BROADWAY & E AMHERST AVE S		25,991	2022	0.20 mi
POPULATION		1 Mile	3 Miles	5 Miles
2024 POPULATION		13,927	140,768	419,207
2029 POPULATION PROJECTION		14,085	141,479	421,931
ANNUAL GROWTH 2020-2024		0.3%	-0.7%	-0.4%
ANNUAL GROWTH 2024-2029		0.2%	0.1%	0.1%
MEDIAN AGE		37.8	37.1	37.5
HOUSEHOLDS				
2024 HOUSEHOLDS		6,495	59,426	189,326
2029 HOUSEHOLD PROJECTION		6,563	59,714	190,723
ANNUAL GROWTH 2020-2024		1.4%	0.8%	1.0%
ANNUAL GROWTH 2024-2029		0.2%	0.1%	0.1%
HOUSING VALUES				
MEDIAN HOME VALUE		\$698,751	\$624,850	\$581,377
MEDIAN YEAR BUILT		1954	1958	1967
HOUSEHOLD INCOME				
AVG HOUSEHOLD INCOME		\$127,154	\$114,324	\$107,034
MEDIAN HOUSEHOLD INCOME		\$93,608	\$82,502	\$77,895



**See Next Page for Demising Plan**

Demising Plan





# PROPERTY PHOTOS





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