

Retail Space for Lease

3465 S BROADWAY
ENGLEWOOD, CO 80113



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Bring your vision to life in a space brimming with character, history, and excellent exposure at 3465 S Broadway in Downtown Englewood.

This 2,250-square-foot, street-level property offers an exceptional opportunity for a bar, retailer, or other creative concept. With soaring ceilings, an enticing patio, and carefully preserved architectural details, the space presents a versatile, clean slate ready for a transformative tenant finish.

Flexible leasing options include an additional 2nd-floor space that can be rented alongside the main level or separately. This upper level, with a large deck, private entry, and staircase, is ideal for an office or loft-style apartment, adding a unique dimension to the building's offerings.

Currently undergoing an exterior renovation, the building's classic brick facade will feature stylish updates and excellent signage potential. The property's structural, mechanical, electrical, and plumbing systems are also being updated, ensuring a seamless transition for the future tenant.

LOCATION DESCRIPTION

Downtown Englewood, especially along South Broadway, offers a blend of historic charm and modern energy, ideal for business owners looking to open a bar or retail concept.

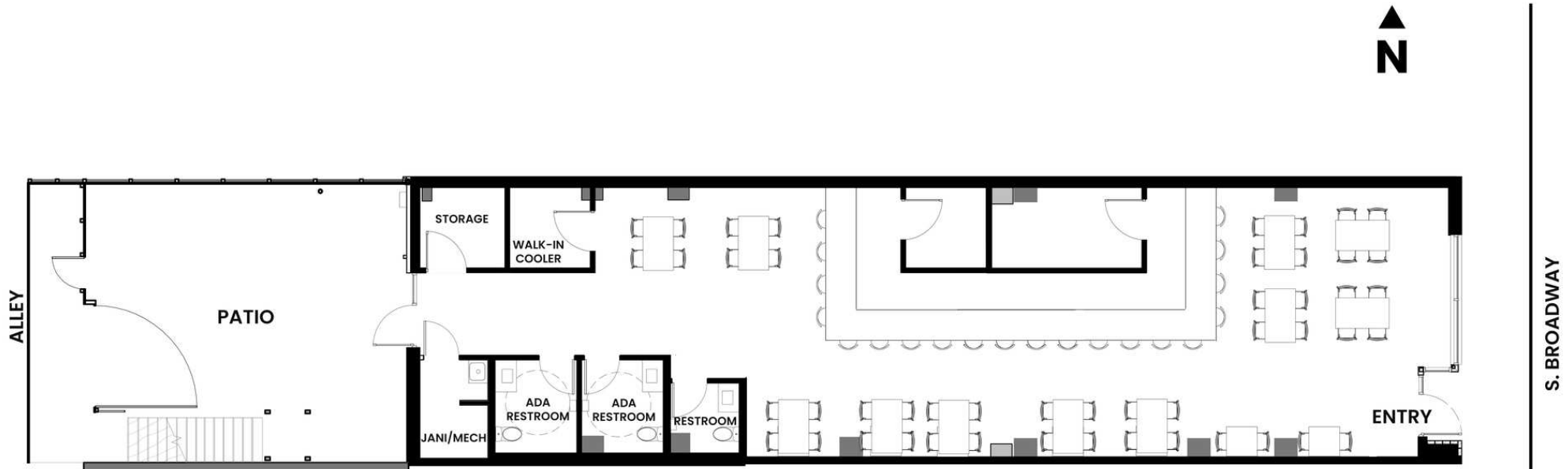
The area is a lively hub for food, drink, and shopping, with a community that values unique, locally owned businesses. Englewood's strong support for small business development and energetic neighboring tenant mix add to its appeal, making this an exceptional location for a new bar or retail venture.

PROPERTY HIGHLIGHTS

- Suitable for various uses
- New storefront with outstanding signage opportunity
- Walker's Paradise - 94 Score!
- Landlord renovation in process – space to be delivered in vanilla box condition
- Competitive tenant improvement allowance available

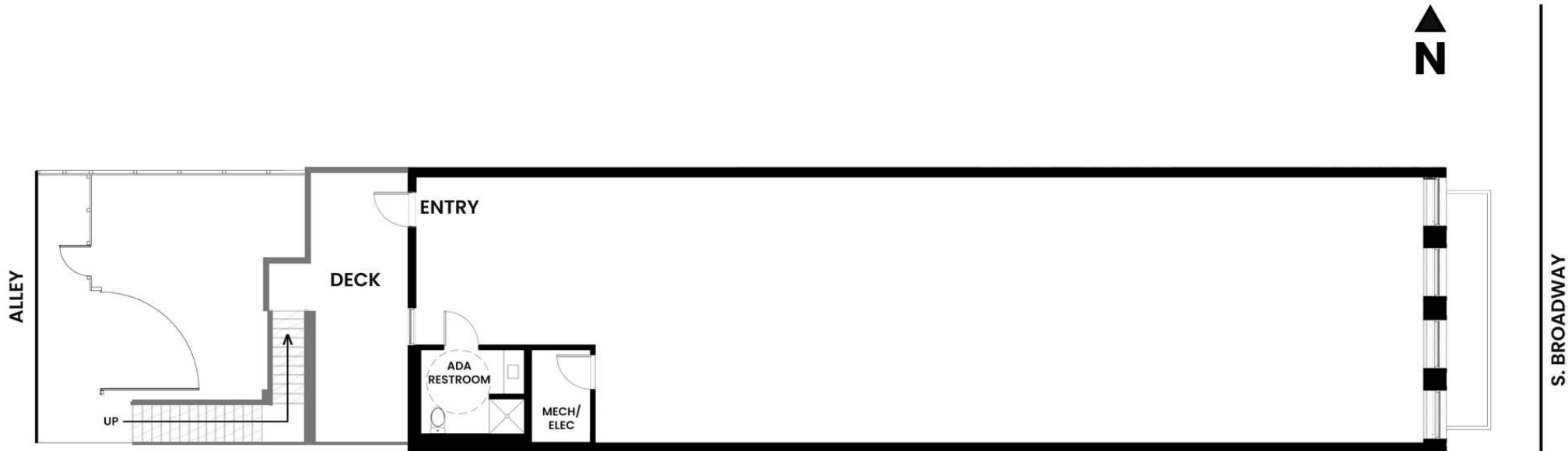


Available Space	2,250 SF Street Retail (2,250 SF Second Level Office also available)
Lease Rate	\$32.00/SF/YR NNN
NNN Estimate	\$12/SF
Term	Negotiable
Parking	Abundant street parking and free lot at E Hampden Ave & S Lincoln St
Property Address	3465 South Broadway, Englewood, CO 80013
Submarket	Downtown Englewood/South Broadway
County	Arapahoe
Type	Mixed Use - Retail/Office
Building Size	4,450 Square Feet
Lot Size	3,049 Square Feet
Zoning	MU-B-1, Englewood
Year Built	1931



CONCEPT PLAN: FIRST FLOOR RETAIL | 2,250 SF

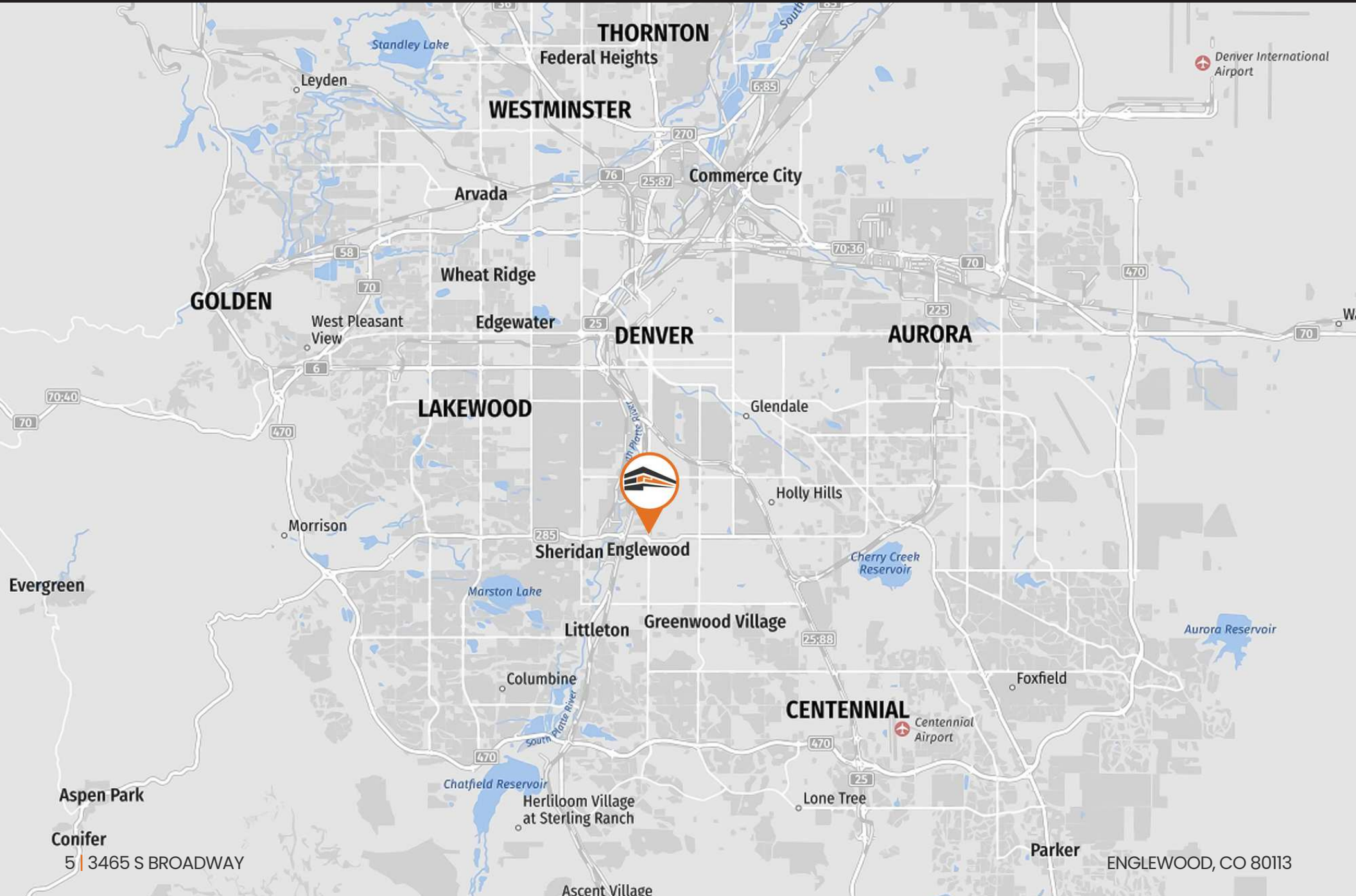
SPACE IS IN GREY SHELL CONDITION AND WILL BE DELIVERED IN VANILLA BOX CONDITION
CONTACT BROKER TO DISCUSS LANDLORD SCOPE OF WORK AND TENANT IMPROVEMENT ALLOWANCE
LANDLORD WILL CONSIDER ANY SUITABLE RETAIL USE



CONCEPT PLAN: SECOND FLOOR OFFICE | 2,250 SF

SPACE IS IN GREY SHELL CONDITION AND WILL BE DELIVERED IN VANILLA BOX CONDITION

CONTACT BROKER TO DISCUSS LANDLORD SCOPE OF WORK AND TENANT IMPROVEMENT ALLOWANCE



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ENGLEWOOD, CO 80113



**BISHOP
ELEMENTARY SCHOOL**

**CUSHING
SKATE PARK**

**GOthic
THEATRE**

E DARTMOUTH AVE

**ARAPAHOE ACRES
NEIGHBORHOOD**



**FELT BILLIARDS BAR
AND RESTURANT**

**Moe's Original
MOE'S ORIGINAL BBQ**

**WALMART
SUPERCENTER**

**KING
SOOPERS**

CRAIG HOSPITAL

**CITY CENTER
ENGLEWOOD**

W HAMPDEN AVE

**Health ONE
SWEDISH MEDICAL
CENTER**

TARGET

E GIRARD AVE

GALLO

**MANGO
TREE COFFEE**
THE TABLETOP TAP

**ENGLEWOOD
MIDDLE SCHOOL AND
HIGH SCHOOL**

**ONE BARREL
AMERICAN BISTRO
& WINE BAR**

**fellow
traveler**

S BROADWAY

AKI

**ZOMO
AMERICAN GASTRO**
**Englewood
Grand**

**FREE
PARKING**

**CHERRY HILLS
COUNTRY CLUB**



Downtown Englewood, especially along South Broadway, has become a vibrant destination offering unique advantages for business owners.

An eclectic blend of historic charm and modern energy attracts a steady stream of visitors and locals who appreciate the walkable streets, abundant public art, and variety of small businesses. South Broadway itself serves as the heartbeat of Englewood, creating a welcoming environment for new and established businesses.

Diverse demographics and easy access to public transportation, including the nearby Englewood Light Rail Station, make it an ideal location for operators aiming to tap into a dynamic and steadily growing customer base.

Adding to the appeal of South Broadway is its reputation as an emerging culinary and nightlife corridor, with an exciting mix of restaurants, breweries, coffee shops, and boutique retailers. This has cultivated a community of patrons who value unique local businesses in an atmosphere primed for further growth. The city of Englewood also offers strong support for business development, with programs aimed at fostering small businesses and maintaining the area's historic, community-oriented charm.



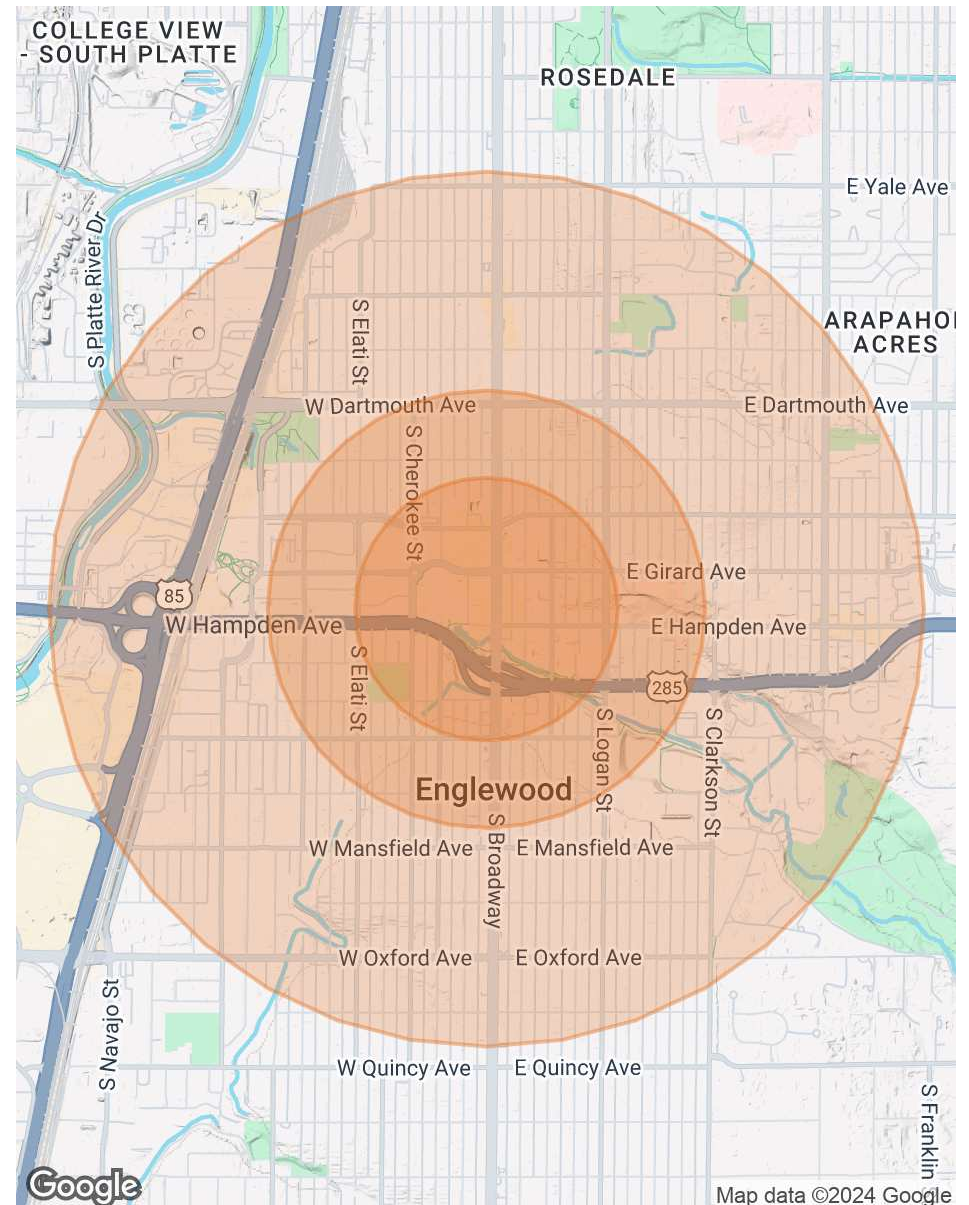
POPULATION

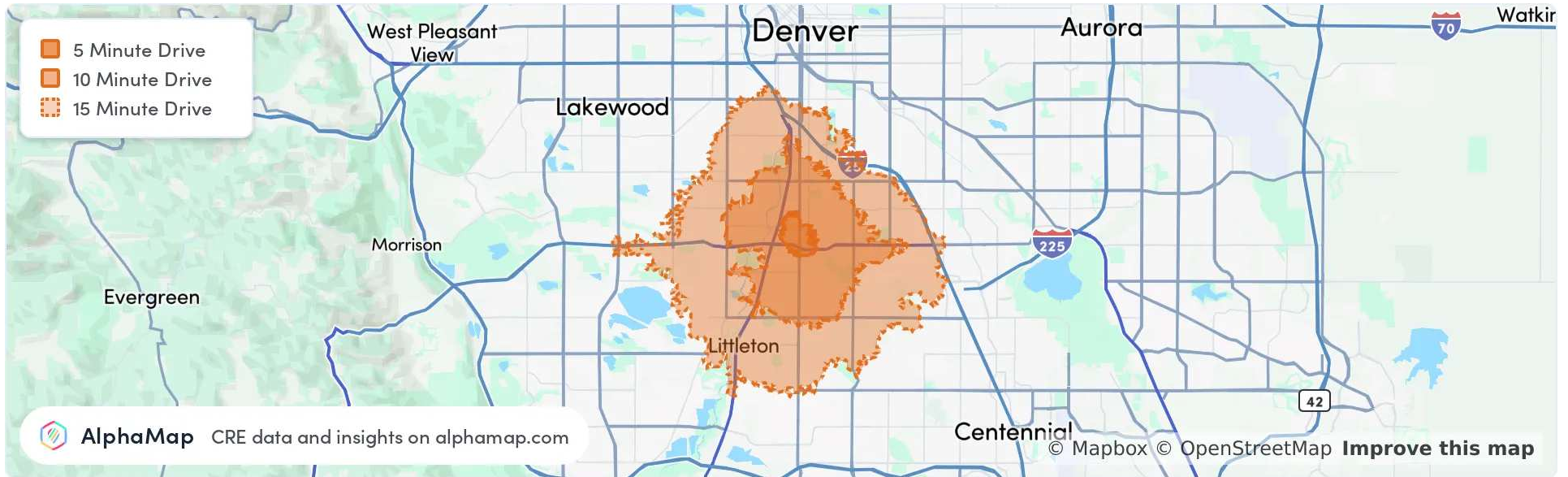
	0.3 MILES	0.5 MILES	1 MILE
Total Population	1,565	5,240	18,013
Average Age	42	42	41
Average Age (Male)	41	41	40
Average Age (Female)	43	43	42

HOUSEHOLDS & INCOME

	0.3 MILES	0.5 MILES	1 MILE
Total Households	909	2,869	9,112
# of Persons per HH	1.7	1.8	2
Average HH Income	\$77,551	\$84,987	\$107,722
Average House Value	\$672,200	\$750,395	\$729,017

Demographics data derived from AlphaMap





POPULATION	5 MINUTES	10 MINUTES	15 MINUTES
Total Population	6,356	53,031	179,533
Average Age	41	39	39
Average Age (Male)	40	39	39
Average Age (Female)	42	40	40

HOUSEHOLD & INCOME	5 MINUTES	10 MINUTES	15 MINUTES
Total Households	3,402	23,862	75,966
Persons per HH	1.9	2.2	2.4
Average HH Income	\$92,121	\$128,723	\$125,554
Average House Value	\$733,169	\$787,568	\$765,413
Per Capita Income	\$48,484	\$58,510	\$52,314

Map and demographics data derived from AlphaMap

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