

**PROPERTY DESCRIPTION**

Retail opportunity at 1288 South Broadway featuring a highly visible storefront in a prime, high-traffic corridor. Multiple proposed suites are available, with an estimated delivery timeline of approximately six months. Ideal for boutique and small-format retailers seeking strong exposure and a strategic location.

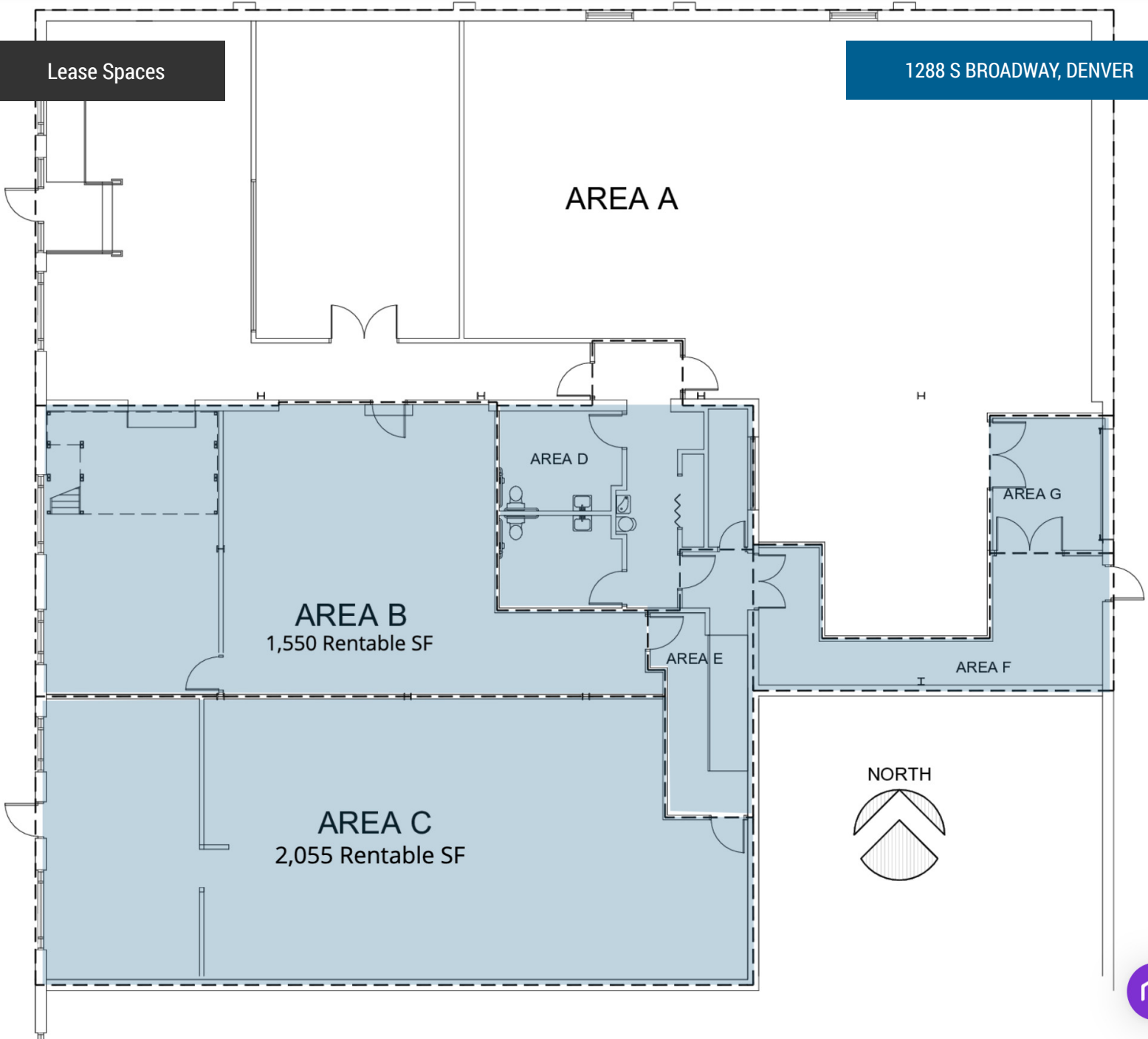
**PROPERTY HIGHLIGHTS**

- Prime location on South Broadway in Denver, CO
- High-visibility storefront with large windows
- Modern and well-maintained interior
- Spacious open layout with versatile potential
- Ample parking for customers and staff
- Close proximity to major transportation routes
- Surrounded by diverse dining and retail options
- High foot traffic and strong community demographics

**OFFERING SUMMARY**

Lease Rate:	\$25 SF/yr (NNN)
Available SF:	1,550 - 2,055 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	8,322	94,778	247,119
Total Population	16,560	193,135	507,029
Average HH Income	\$157,279	\$134,588	\$131,716

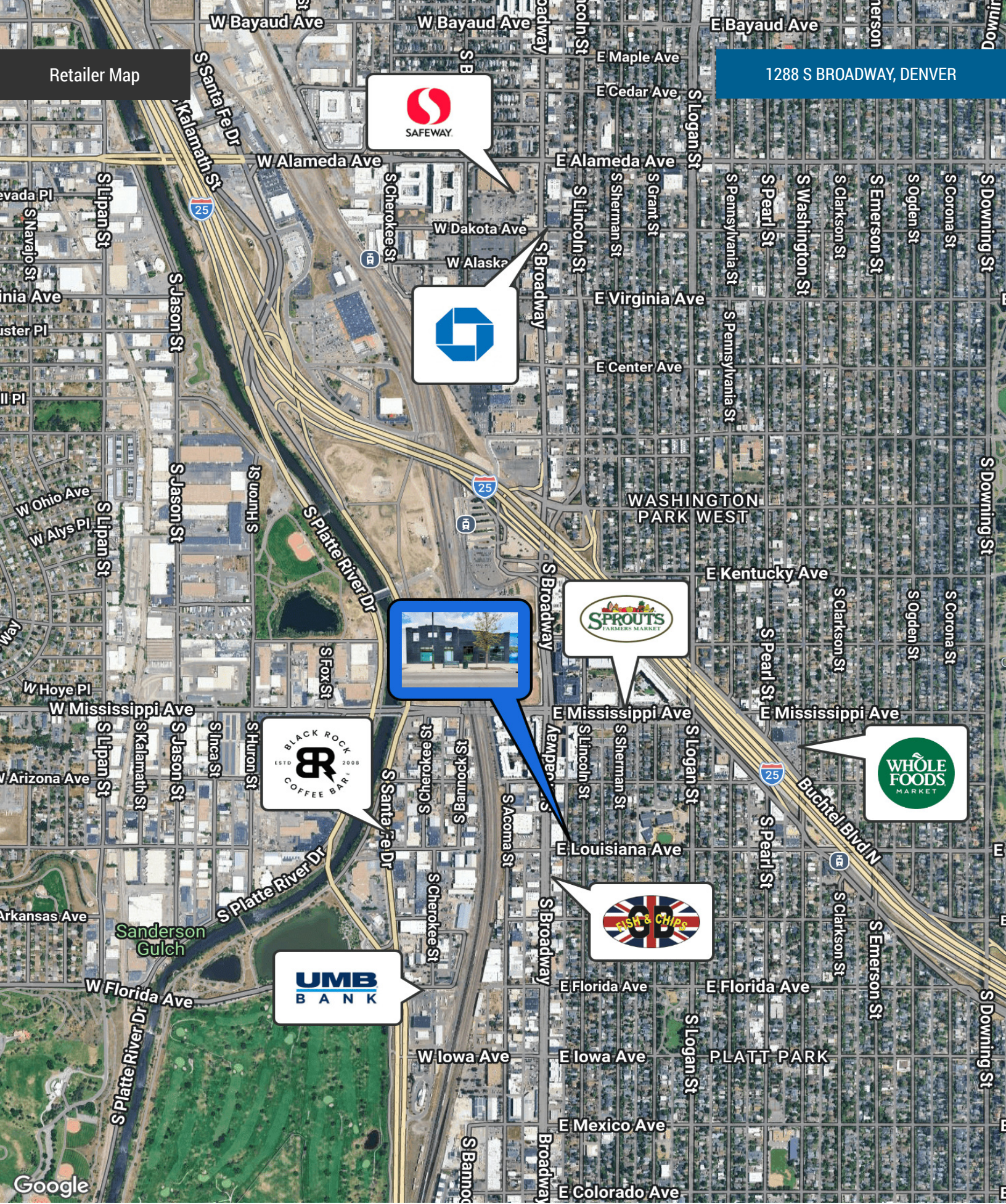


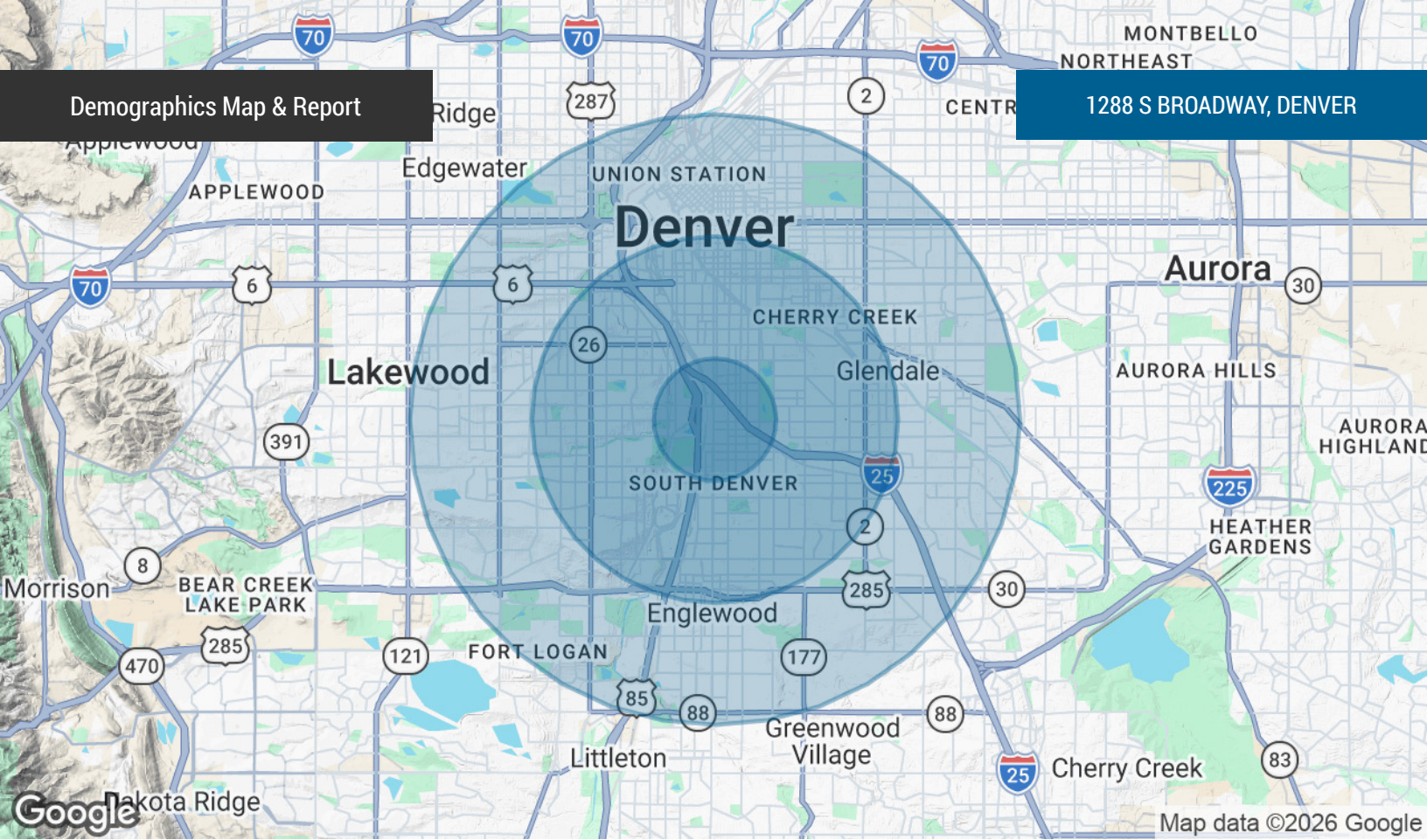
**LEASE INFORMATION**

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	1,550 - 2,055 SF	Lease Rate:	\$25 SF/yr

**AVAILABLE SPACES**

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Area B	Available	1,550 SF	NNN	\$25.00 SF/yr	-
Area C	Available	2,055 SF	NNN	\$25.00 SF/yr	-





POPULATION	1 MILE	3 MILES	5 MILES
Total Population	16,560	193,135	507,029
Average Age	36.0	37.1	36.9
Average Age (Male)	36.8	37.3	37.1
Average Age (Female)	36.1	37.2	36.9
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	8,322	94,778	247,119
# of Persons per HH	2.0	2.0	2.1
Average HH Income	\$157,279	\$134,588	\$131,716
Average House Value	\$909,935	\$785,600	\$715,236

2023 American Community Survey (ACS)