



# Turnkey Bakery/Retail Sublease



**1886 South Broadway**

**DENVER, CO 80210**

**PRESENTED BY:**

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# PROPERTY SUMMARY



## OFFERING SUMMARY

<b>LEASE RATE:</b>	Negotiable
<b>AVAILABLE SF:</b>	2,530 SF
<b>TYPE:</b>	Freestanding Street Retail
<b>PARKING:</b>	18 Spaces - Private Lot

## PROPERTY DESCRIPTION

This inviting ±2,530 SF bakery and retail space on South Broadway offers a commercial kitchen ready for immediate use, complete with a walk-in refrigerator, walk-in freezer, commercial ovens, sinks, and generous prep areas. The layout is efficient and production-friendly, making it an easy fit for a bakery, café, catering kitchen, or any operator looking for a turnkey culinary space. The property also features its own parking lot with multiple dedicated parking spaces directly beside the building, giving customers and staff the convenience and accessibility that is rare along this corridor.

The space is available as a sublease with approximately one year remaining on the master lease, offering a flexible, low-commitment opportunity for a new concept or an expanding operator. There may also be an opportunity to purchase Azucar Bakery, the beloved business currently operating here. Known for its joyful custom cakes, Latin-inspired desserts, and long-standing reputation in Denver, Azucar has built a loyal following and a strong brand presence that could seamlessly carry forward under new ownership.

## PROPERTY HIGHLIGHTS

- Commercial kitchen with a walk-in refrigerator, walk-in freezer, ovens, sinks, and full bakery production infrastructure already in place
- 18 dedicated on-site parking spaces in a private lot—an exceptional advantage along South Broadway
- Prime sublease opportunity with approximately one year remaining, offering flexibility and a low-commitment entry into a high-traffic corridor
- Currently home to Azucar Bakery, a beloved Denver shop known for its joyful custom cakes and Latin-inspired desserts
- Business may be purchased separately, creating a seamless transition for anyone wanting to continue Azucar’s established brand and loyal customer base
- Ideal for bakery, café, catering kitchen, specialty food concepts or breweries seeking immediate functionality and strong visibility

# PHOTOS



# KITCHEN



# ADDITIONAL PHOTOS



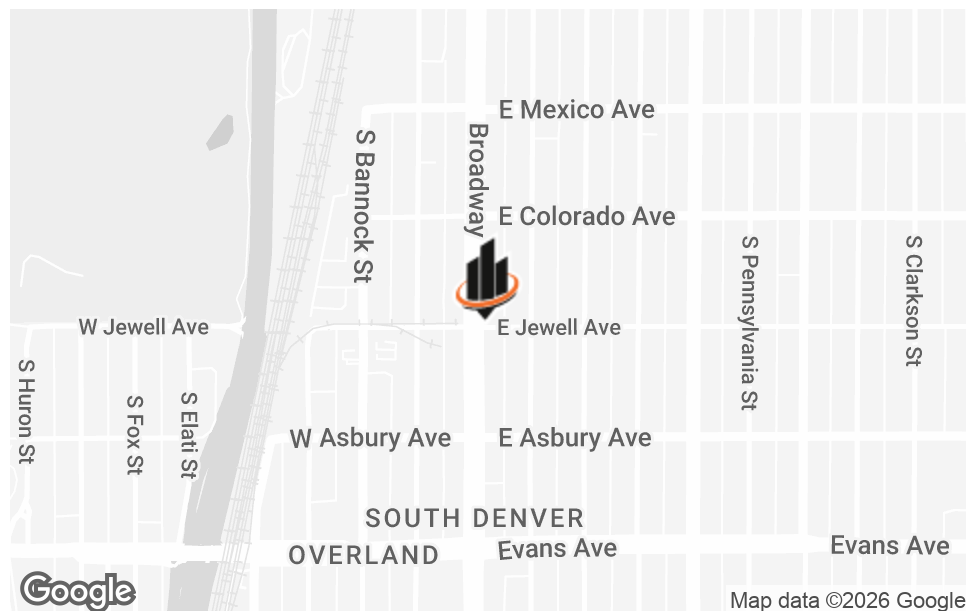
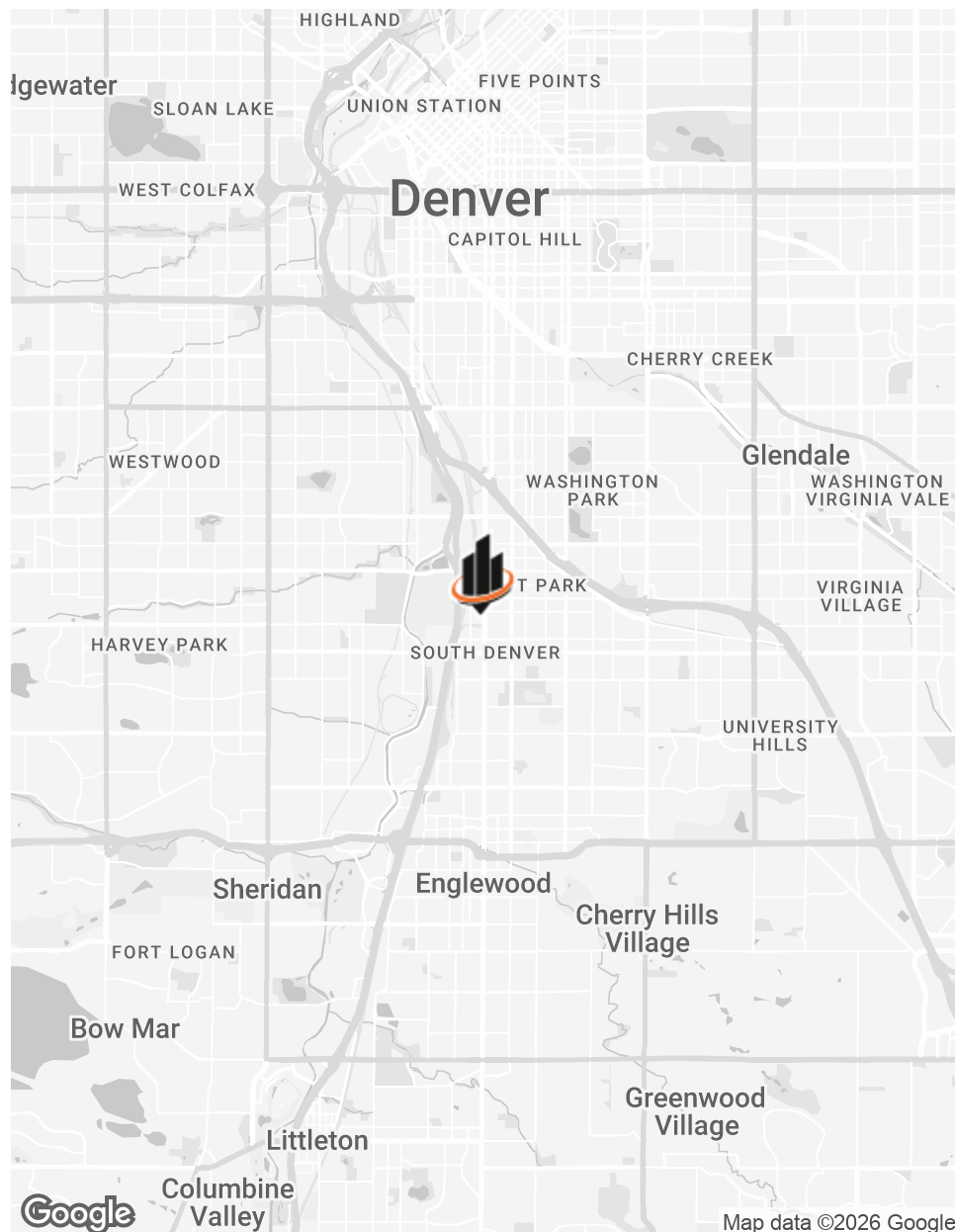
# EXTERIOR



# EXTERIOR



# LOCATION MAP



## LOCATION OVERVIEW

This South Broadway location sits in the heart of Denver's Platt Park neighborhood, surrounded by the energy of local restaurants, boutiques, breweries, and creative businesses. The corridor is highly walkable and draws steady traffic from nearby residential communities as well as visitors exploring the broader South Broadway district. The property offers excellent regional connectivity, positioned just minutes from I-25 and providing quick access to downtown Denver, the Denver Tech Center, Cherry Creek, and surrounding metro areas. Its central location makes it easy for customers and staff to reach the space from anywhere in the city, while the strong neighborhood character creates a welcoming environment for food concepts, specialty retail, and service-based businesses.

# RETAILER MAP



# DEMOGRAPHICS MAP & REPORT

POPULATION	0.5 MILES	1 MILE	1.5 MILES
<b>TOTAL POPULATION</b>	4,264	16,126	36,099
<b>AVERAGE AGE</b>	38.9	36.2	35.4
<b>AVERAGE AGE (MALE)</b>	38.2	37.4	36.4
<b>AVERAGE AGE (FEMALE)</b>	38.5	35.5	35.3

HOUSEHOLDS & INCOME	0.5 MILES	1 MILE	1.5 MILES
<b>TOTAL HOUSEHOLDS</b>	2,094	7,565	15,989
<b># OF PERSONS PER HH</b>	2.0	2.1	2.3
<b>AVERAGE HH INCOME</b>	\$171,280	\$166,603	\$154,529
<b>AVERAGE HOUSE VALUE</b>	\$787,193	\$804,293	\$793,365

2023 American Community Survey (ACS)

