

# Kentwood

Commercial



**AVAILABLE FOR SALE OR LEASE -  
STOREFRONT RETAIL OPPORTUNITY**

**2-14 S Broadway  
Denver, Colorado**

**PRESENTED BY:**

**Karen Landers**

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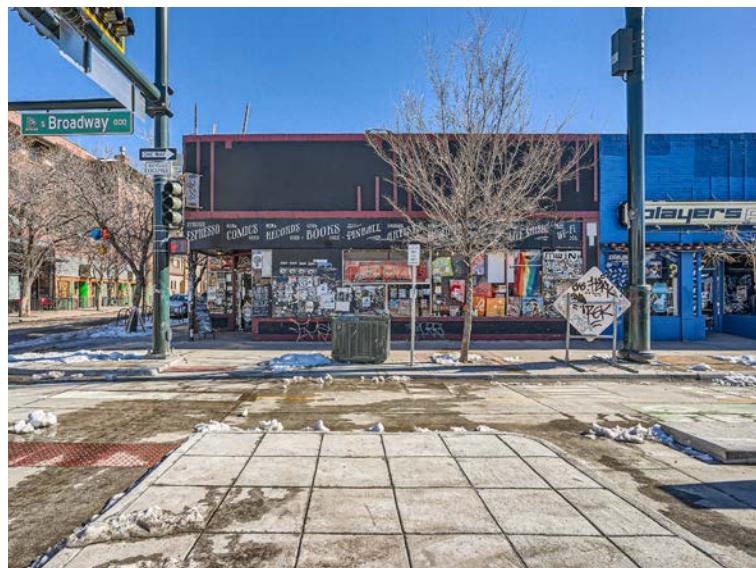
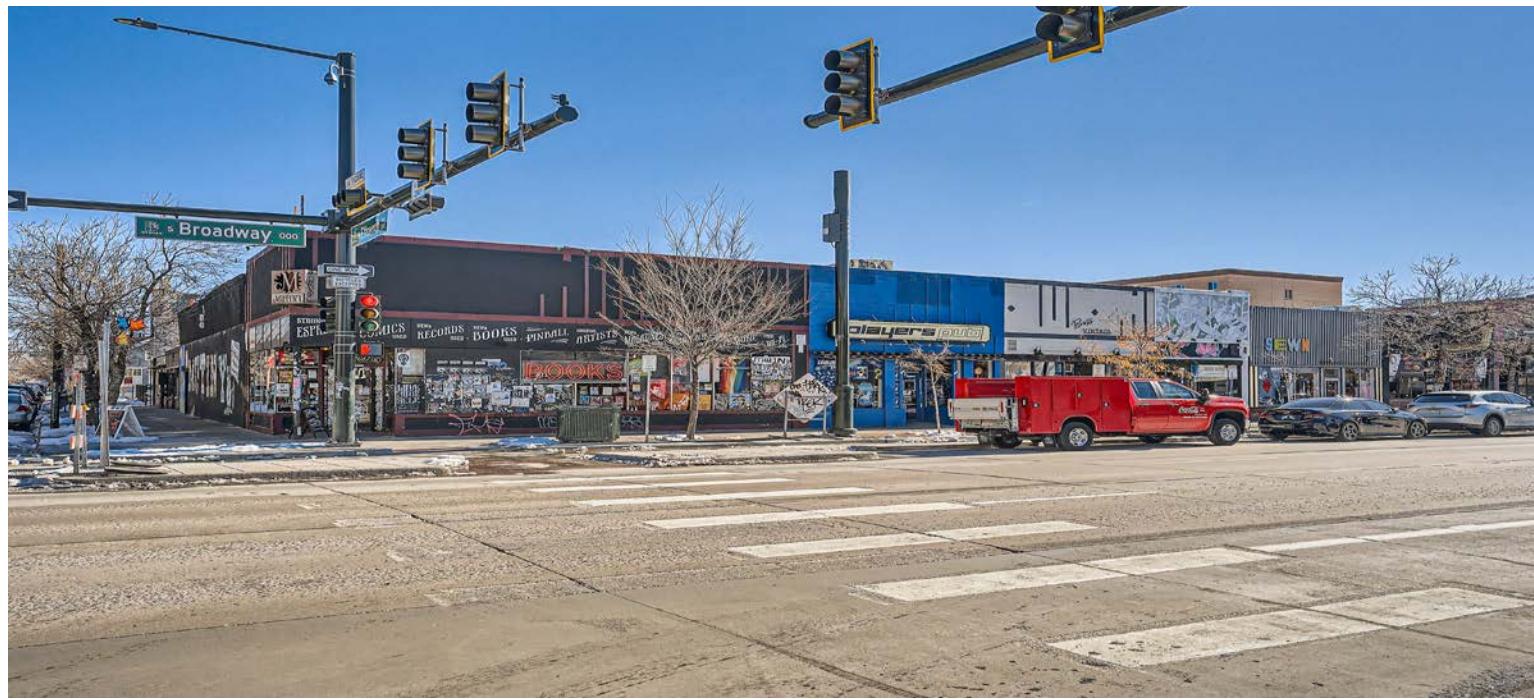
# PROPERTY DETAILS

<b>SALES PRICE</b>	\$1,625,000
<b>LEASE RATE</b>	\$35/SF NNN
<b>BUILDING SIZE</b>	14,966 Square Feet
<b>LOT SIZE</b>	12,485 Square Feet
<b>PROPERTY TYPE</b>	Retail
<b>STORIES</b>	One
<b>YEAR BUILT</b>	1911
<b>ZONING</b>	G-MS-5
<b>SUBMARKET</b>	South Broadway
<b>TAXES (EST)</b>	\$77,500.72
<b>LEGAL DESCRIPTION</b>	PIERCE & HINMANS ADD TO BROADWAY TERRACE B1 L1 TO 4

# DEMOGRAPHICS

<b>POPULATION</b> <b>2023</b>	1 mi	29,073	<b>DAYTIME</b> <b>EMPLOYEES</b>	1 mi	27,770
	2 mi	98,717		2 mi	128,464
	3 mi	231,469		3 mi	259,641
<b>HOUSEHOLDS</b> <b>2023</b>	1 mi	17,500	<b>DAYTIME</b> <b>BUSINESSES</b>	1 mi	3,218
	2 mi	55,141		2 mi	10,286
	3 mi	118,898		3 mi	24,892
<b>AVERAGE</b> <b>HOUSEHOLD</b> <b>INCOME</b>	1 mi	\$99,957	<b>TOTAL</b> <b>CONSUMER</b> <b>SPENDING</b>	1 mi	\$540,505,795
	2 mi	\$101,972		2 mi	\$1,713,873,822
	3 mi	\$107,048		3 mi	\$3,818,427,690

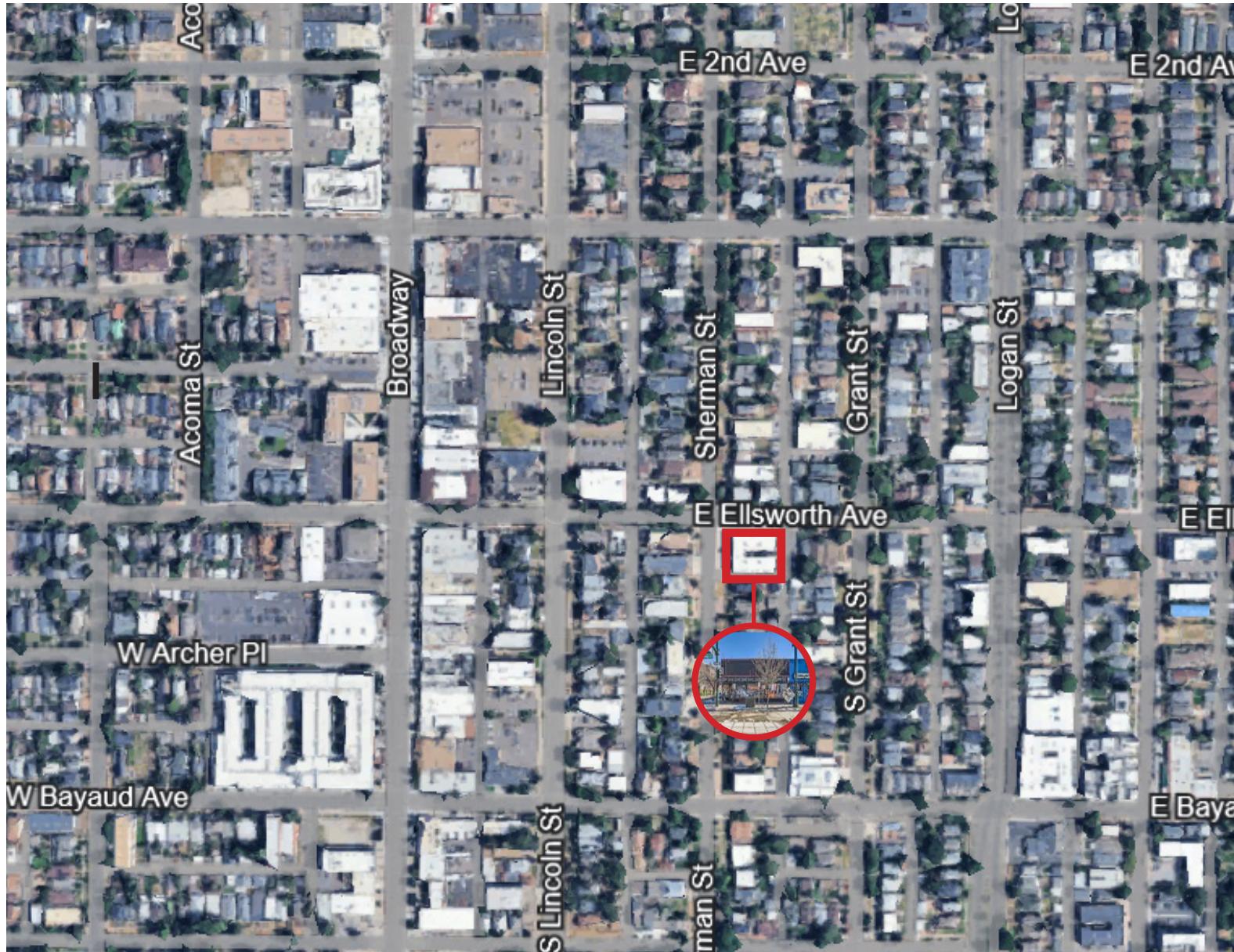
# EXTERIOR PHOTOS



# INTERIOR PHOTOS



# 2-14 S BROADWAY FOR SALE / LEASE



**Kentwood**

Real Estate

All information deemed reliable but not guaranteed and should be independently verified. All properties are subject to prior sale, change or withdrawal. Neither listing broker(s) nor Kentwood Commercial shall be responsible for any typographical errors, misinformation, misprints and shall be held totally harmless.



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