

# Kentwood

Commercial



## AVAILABLE FOR SALE OR LEASE - STOREFRONT RETAIL OPPORTUNITY

2-14 S Broadway  
Denver, Colorado

**PRESENTED BY:**

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# PROPERTY DETAILS

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

# DEMOGRAPHICS

POPULATION 2023	1 mi	29,073	DAYTIME EMPLOYEES	1 mi	27,770
	2 mi	98,717		2 mi	128,464
	3 mi	231,469		3 mi	259,641
HOUSEHOLDS 2023	1 mi	17,500	DAYTIME BUSINESSES	1 mi	3,218
	2 mi	55,141		2 mi	10,286
	3 mi	118,898		3 mi	24,892
AVERAGE HOUSEHOLD INCOME	1 mi	\$99,957	TOTAL CONSUMER SPENDING	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

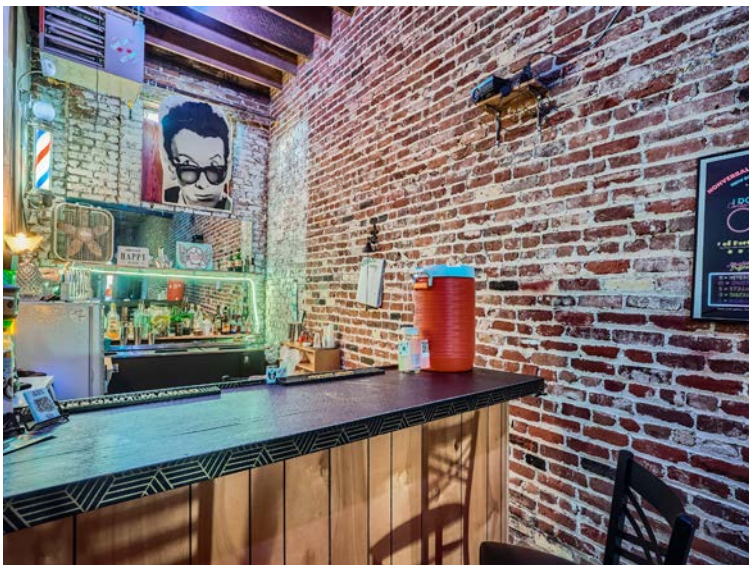


# EXTERIOR PHOTOS





# INTERIOR PHOTOS

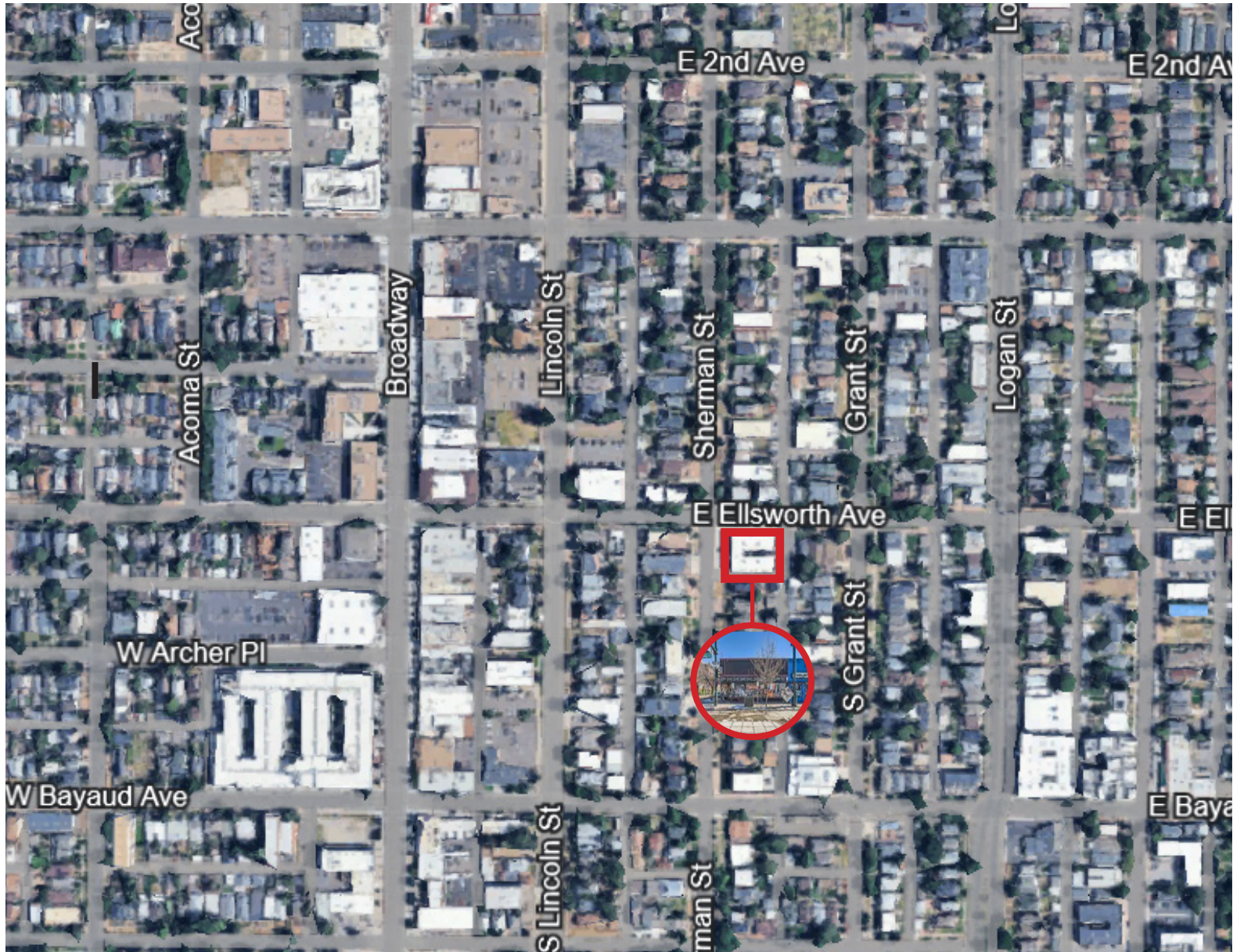




# 2-14

## S BROADWAY

### FOR SALE / LEASE



## Kentwood

Real Estate

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