

OFFICE BUILDING FOR LEASE

RETAIL SPACE | SOUTH BROADWAY

1238 S BROADWAY, DENVER, CO 80210



PROPERTY DESCRIPTION

Great storefront location on South Broadway in the heart of the Antique District just two blocks from Gates Redevelopment project. Well maintained property with local ownership and management.

PROPERTY HIGHLIGHTS

- In the heart of "SOBO" South Broadway corridor
- 12 exclusive parking spaces and street parking
- High traffic counts
- High profile building
- Strong household incomes

OFFERING SUMMARY

Lease Rate	\$23.00 SF/yr (NNN)
Available SF	2,001 SF
Building Size	10,086 SF

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	1,300	3,064	7,918
Total Population	2,495	5,847	16,433
Average HH Income	\$174,621	\$164,388	\$164,586

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JAMIE MITCHELL

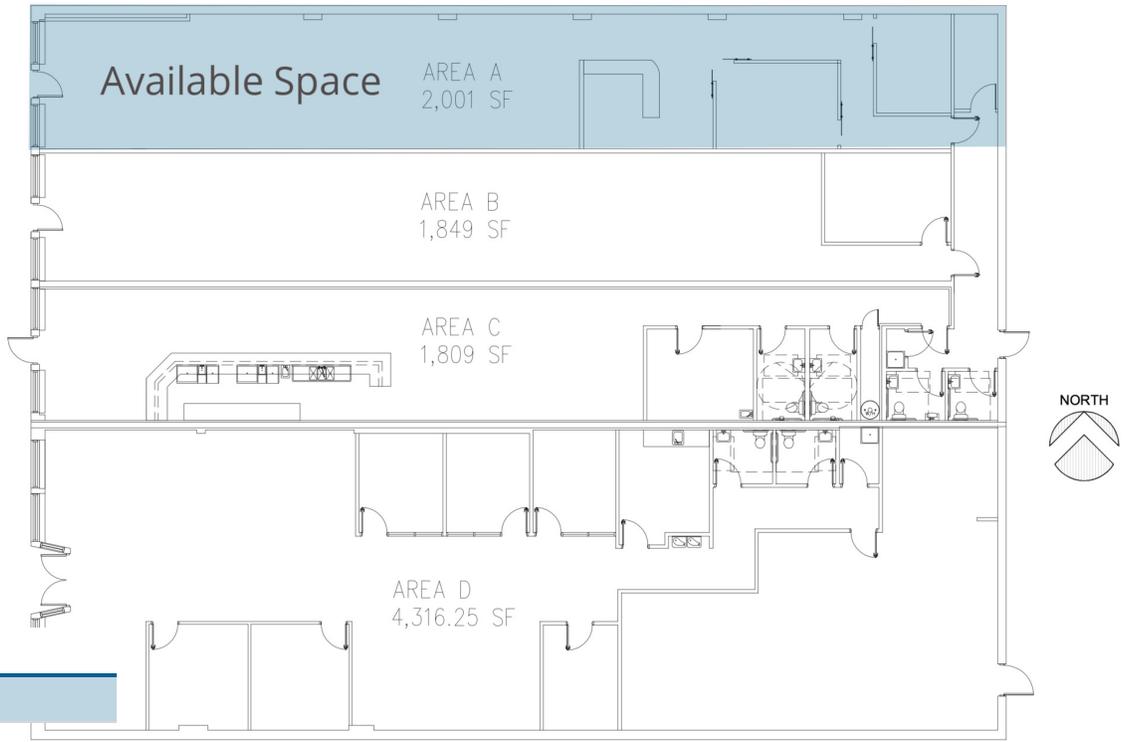
720.496.9181

jamie@myelitecre.com

Elite CRE | 6000 East Evans Avenue, Denver, CO 80222 | 720.496.9181 | myelitecre.com

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LEASE INFORMATION

Lease Type:	NNN
Total Space:	2,001 SF

Lease Term:	Negotiable
Lease Rate:	\$23.00 SF/yr

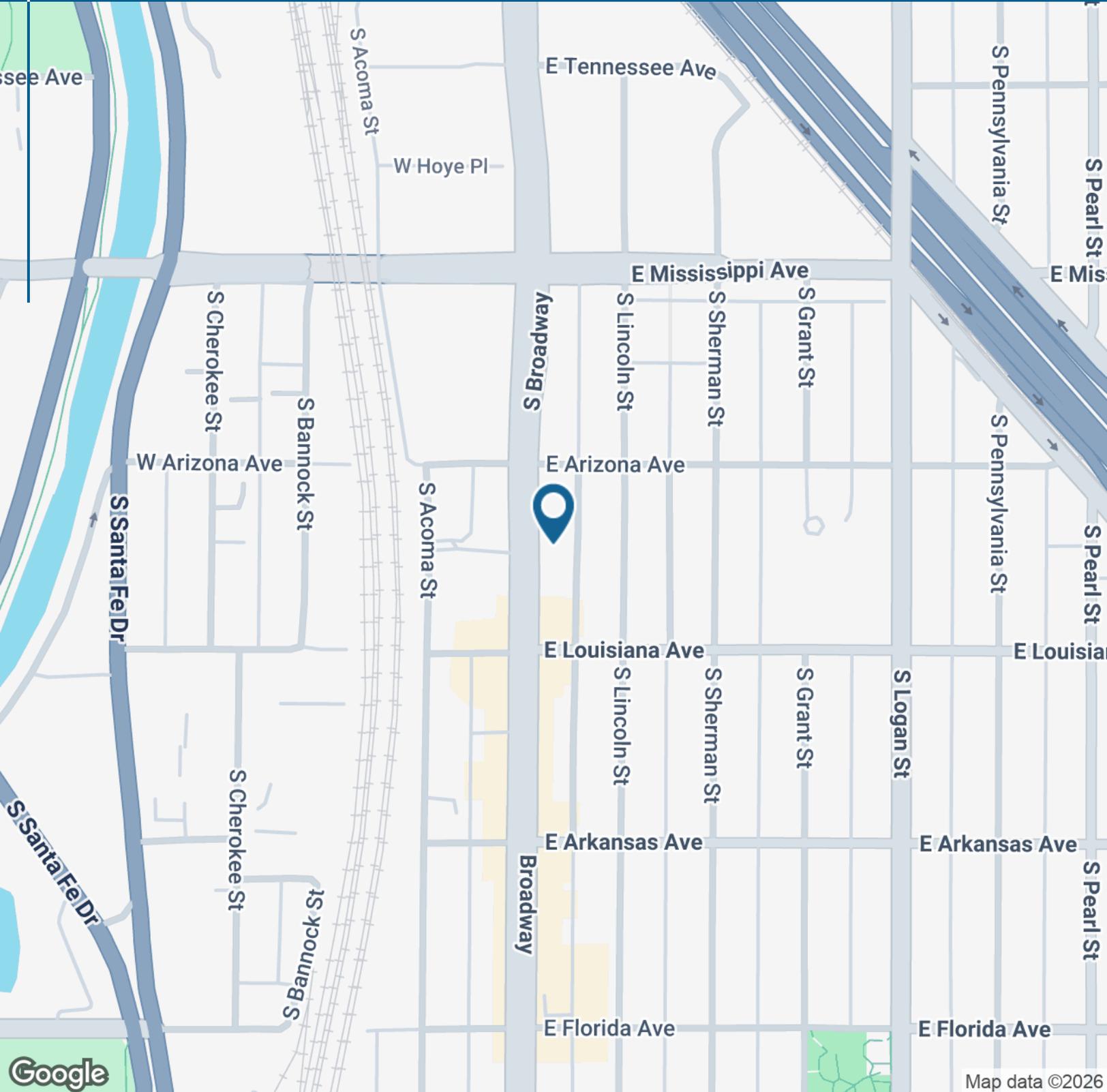
AVAILABLE SPACES

SUITE	TENANT	SIZE	TYPE	RATE	DESCRIPTION
Retail Space	Available	2,001 SF	NNN	\$23.00 SF/yr	-

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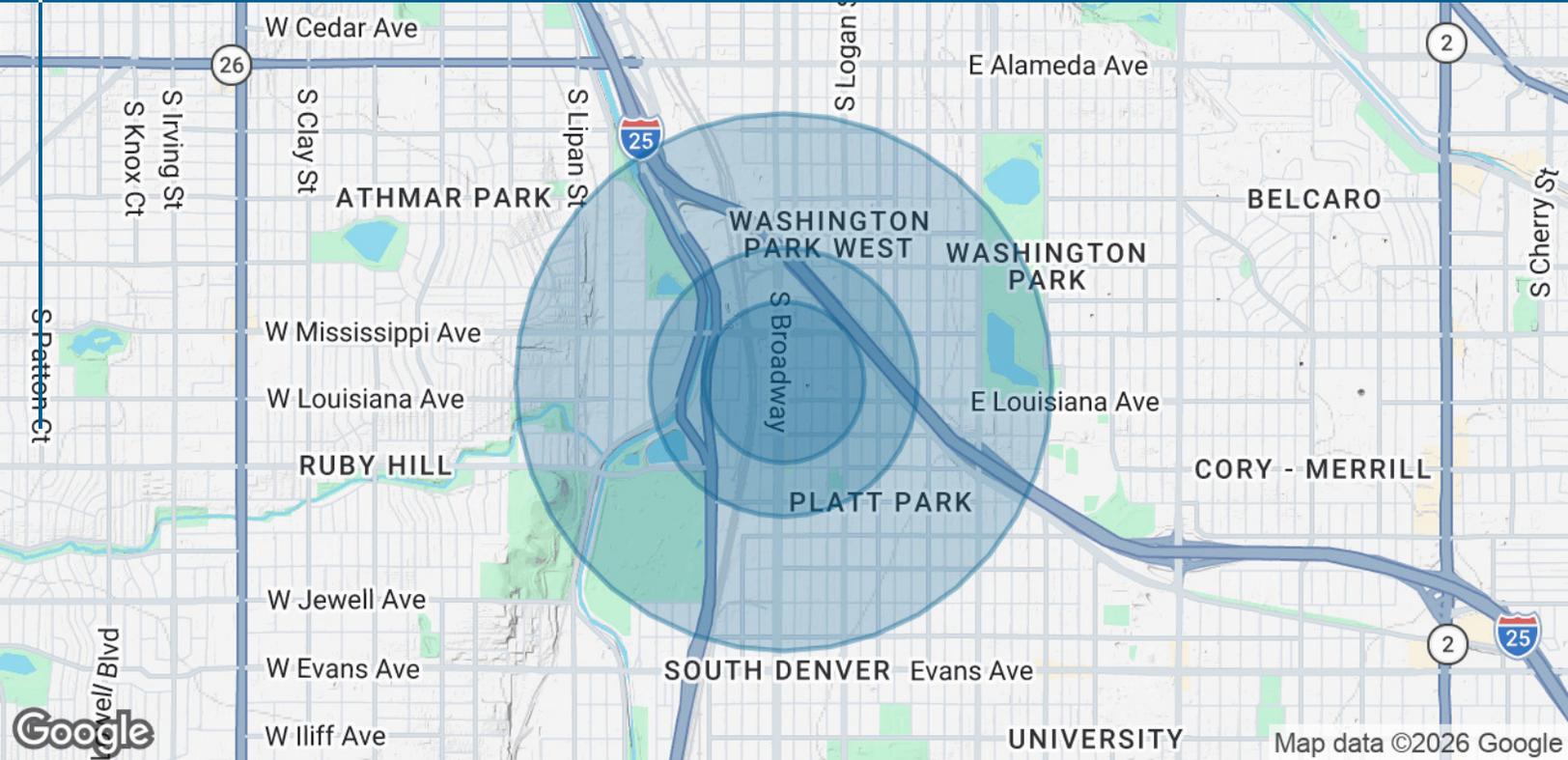
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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	2,495	5,847	16,433
Average Age	35	36	37
Average Age (Male)	36	36	37
Average Age (Female)	35	35	37
HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	1,300	3,064	7,918
# of Persons per HH	1.9	1.9	2.1
Average HH Income	\$174,621	\$164,388	\$164,586
Average House Value	\$1,161,622	\$1,050,172	\$960,866

Demographics data derived from AlphaMap



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