

FOR SALE

PREMIER OWNER/USER OR INVESTOR OPPORTUNITY
ON HIGH-TRAFFIC BROADWAY CORRIDOR

324-334 SOUTH BROADWAY

OWNER/USER STRIP CENTER BUILDING WITH INCOME AT BROADWAY & ALAMEDA



PLEASE CONTACT

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**LEE &
ASSOCIATES**
COMMERCIAL REAL ESTATE SERVICES

FOR SALE

PREMIER OWNER/USER OR INVESTOR OPPORTUNITY ON HIGH-TRAFFIC BROADWAY CORRIDOR

PROPERTY INFORMATION

Denver, Colorado 80209

324-334 SOUTH BROADWAY DENVER, COLORADO 80209

Lee & Associates is pleased to offer **for sale 324-334 South Broadway**, a fully rebuilt and modernized retail/commercial building located near the high-traffic intersection of Broadway and Alameda in the heart of Denver. **Reconstructed in 2014-2015**, the property encompasses 11,472 square feet and is currently configured as four individually sub-metered storefronts, with shared common area restrooms. The layout is exceptionally flexible and can be easily reconfigured to meet the needs of a single user or multiple tenants. Whether for retail, office, showroom, or specialty medical use, the floor plan supports a wide variety of configurations, allowing for seamless space combinations.

Convenience and accessibility are key features of this location.

Unmetered two-hour parking is available on both sides of Broadway, and additional parking can be arranged at the nearby Masonic Lodge parking lot. Directly across the street is a large, well-trafficked shopping center, and the **Alameda Light Rail Station** is just steps away, offering direct access to downtown Denver and surrounding areas. A new entrance into I25 has also been recently finished for easy highway access. This highly visible, transit-accessible corridor is ideal for customer-facing businesses.

This property is an outstanding opportunity for medical, dental, med spa, beauty, wellness, or high-end retail/showroom that is seeking a signature address in central Denver. The only current tenant is a luxury nail salon that recently relocated from Cherry Creek Mall, further affirming the building's appeal to upscale, service-oriented users. The existing lease can be terminated if desired, allowing the entire building to be delivered vacant to a single owner-occupant.

Since its acquisition in 2013, **the current owner has invested approximately \$1,750,000 in capital improvements**. These include new electrical service and wiring, upgraded plumbing and HVAC systems, a new roof, replacement of the storefront system, structural upgrades, and new overhead doors. The interior is enhanced by sixteen large skylights, each eight feet by eight feet, providing abundant natural light and a bright, open atmosphere throughout the building.

Whether you're an investor seeking a high-profile, **income-producing** asset or an owner-user looking to establish a flagship presence, 326 South Broadway offers unmatched potential in one of Denver's most iconic and dynamic urban corridors.

All leases can be terminated upon sale offering an incomparable opportunity for an owner operator to stake their claim along one of Denver's most iconic streets. 324-334 South Broadway offers in-place income, quality construction, and is directly adjacent to major national retailers such as Safeway, Sams Club, Natural Grocers, Office Depot, Chase Bank, McDonalds, Subway, Taco Bell, O'Reilly, Pep Boys, Sinclair, and numerous others.

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PROPERTY SUMMARY

Denver, Colorado 80209

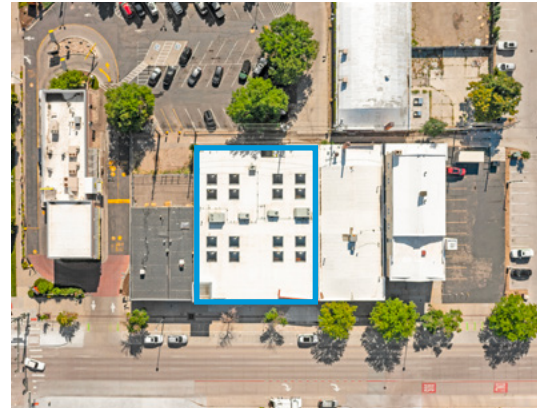
324-334 SOUTH BROADWAY DENVER, COLORADO 80209

PRICE	\$3,440,000
BUILDING SIZE	11,472 SF
LOT SIZE	0.27 Acres
ZONING	MS-2, Denver
PARKING	Unmetered street parking available both sides of street, off street parking also available
STORIES	1
AVAILABLE	Immediately
OCCUPANCY	1 Unit occupied with redevelopment clause
BUILDING TYPE	Storefront Retail
UNIT SIZES	2,636 SF 2,678 SF 3,063 SF 3,144 SF

PROPERTY FEATURES

Since its acquisition in 2013, ownership has invested approximately \$1,750,000 in capital improvements, including:

- New electrical service and wiring
- All new plumbing and HVAC systems
- New roof installed in 2016 with 20-year warranty
- New full storefront replacement
- Interior upgrades including 16 large 8' x 8' skylights that provide abundant natural light and a bright, open atmosphere



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PROPERTY HIGHLIGHTS

Denver, Colorado 80209

PROPERTY HIGHLIGHTS

- Freestanding building with tremendous exposure to Broadway with over 31,000 vehicles per day
- Exceptional signage, visibility & daily traffic counts
- Ideal for medical, dental, wellness, or high-end retail uses
- ±11,472 SF modernized commercial building
- Significant capital improvements completed
- New 60 mil white membrane roof installed in 2016 with 20-year warranty
- Flexible layout - combine or divide spaces as needed
- Current lease terminable upon sale
- Located near the intersection of Alameda and Broadway and just north of the Denver Design Center
- Across from major shopping center & Alameda Light Rail Station
- Great street exposure and surrounding retail area
- Private off-street parking possible
- Unmetered 2-hour street parking + optional lot parking nearby
- Common area restrooms
- Completely renovated 2014-2015 and new roof in 2016
- Walker's Paradise, Biker's Paradise and Excellent Transit
- Easy access to I-25 and central Denver



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OWNER/USER BUILDING

Unit 324: 3,063 SF

Unit 326: 2,636 SF

Unit 330: 2,678 SF

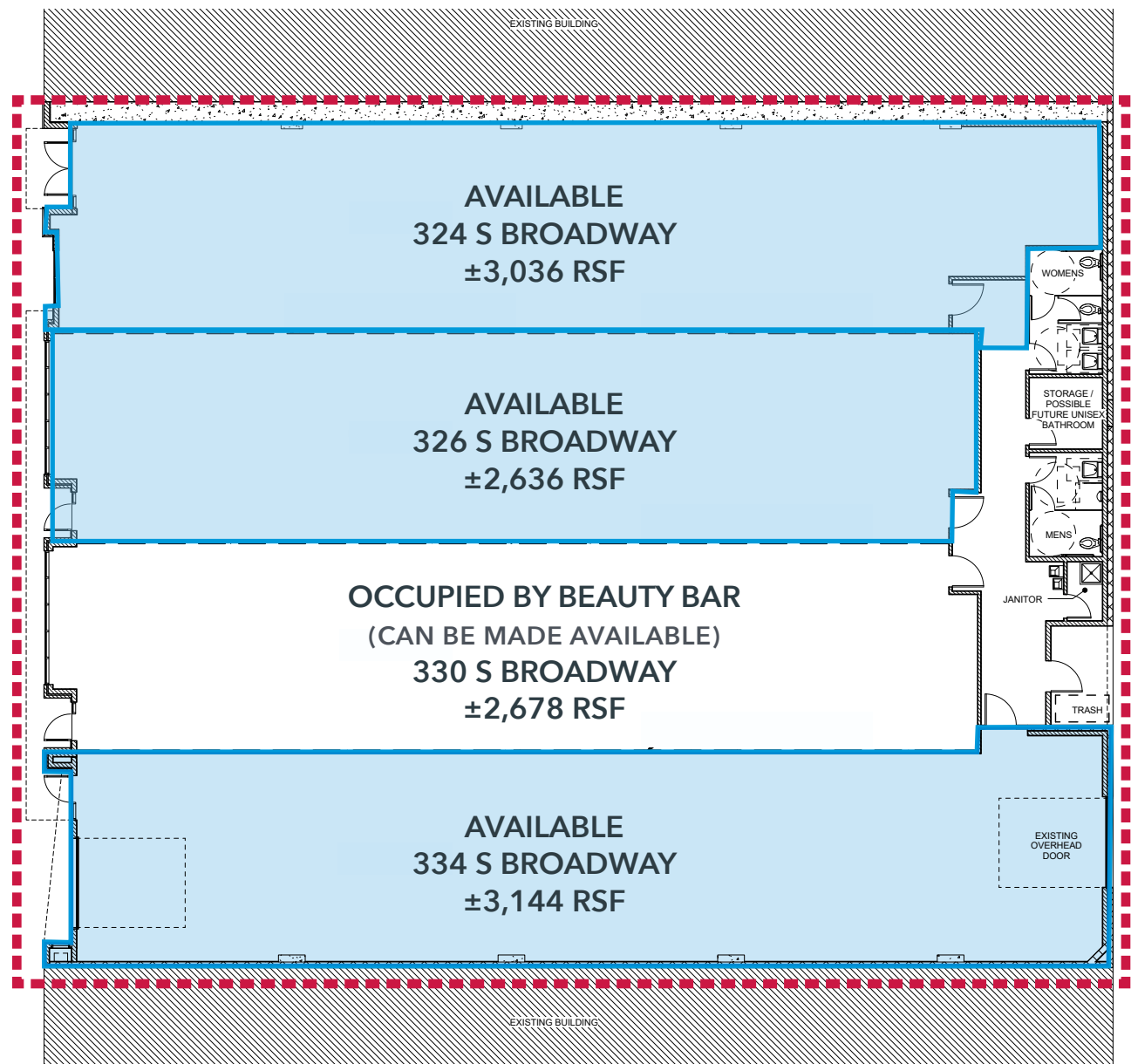
Unit 334: 3,144 SF

Owner may choose to use a minimum of 2,636 SF to a combined maximum of 8.816 SF of space, opening all available units to use as one.

Current occupant SF is excluded, however, tenant has a redevelopment clause in lease.

SOUTH BROADWAY

FLOOR PLAN



FOR SALE

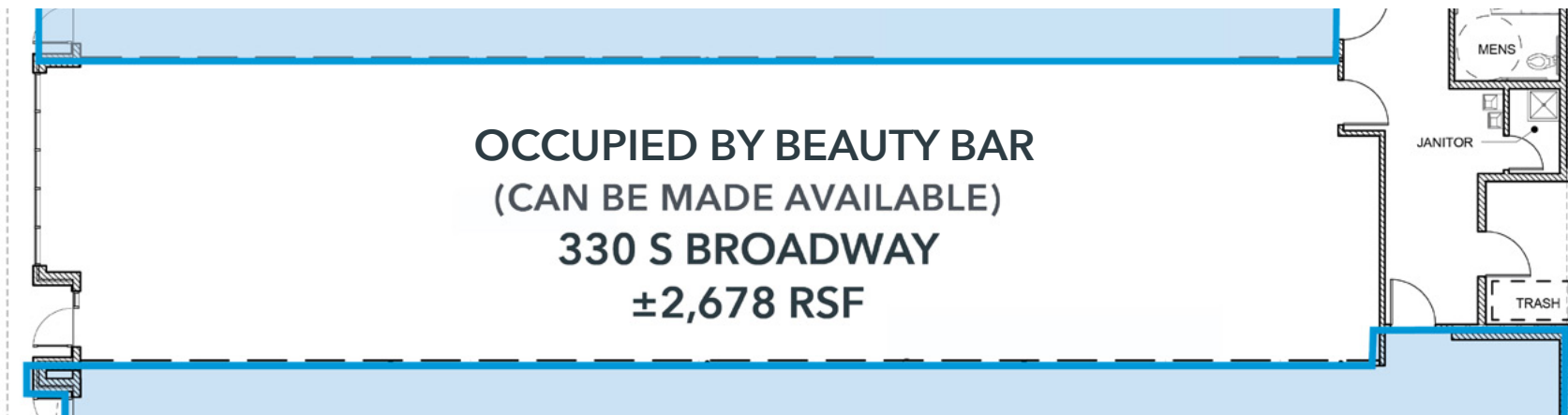
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IN PLACE INCOME

Denver, Colorado 80209

INCOME SUMMARY

SUITE	RENTABLE SQUARE FEET (RSF)	NAMED TENANT	TOTAL ANNUAL RENT BEFORE EXPENSE PAYMENTS	CURRENT LEASE END DATE	BASE RENT ESCALATORS
330	2,628.90	Beauty Bar	\$67,367.10	3/31/2030	3% Base Rent Increase Every October 1st



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BROADWAY PARK MASTERPLAN

Denver, Colorado 80209

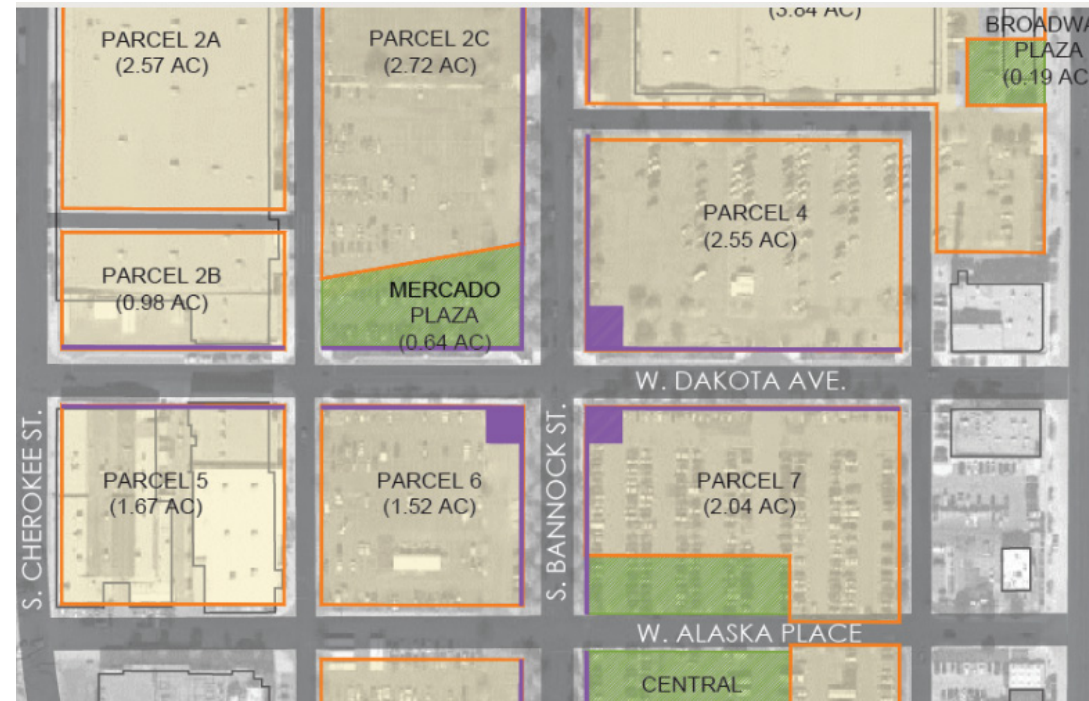
BROADWAY PARK BY D4

Broadway Park is a 75-acre site less than 2.5 miles south of downtown Denver's civic center well served by highway, arterial roads, and transit.

The Broadway Park Masterplan and Development Strategy is influenced by current municipal and state infrastructure projects, RTD facility improvement plans, adjacent private-sector development plans, leases and major tenant plans, latent site constraints, as well as the forecasted market conditions.

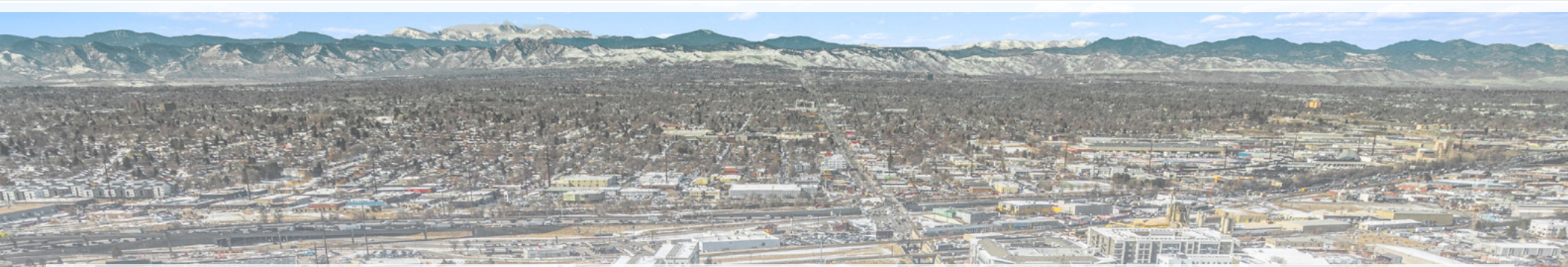
The initial phase projects have already been completed and have received awards and market-leading LEED Platinum certification as well as strong occupier and investor interest. Broadway Park is poised to capitalize on its initial project success

 [Click Here For More Information!](#)



BROADWAY CORRIDOR IMPROVEMENTS

Denver, Colorado 80209



Denver has several plans for the areas around Alameda, Broadway, and Santa Fe, including improving the underpass, enhancing the I-25 Santa Fe Interchange, and improving the area around Broadway & I-25.

Gates District at Broadway Station

Gates District at Broadway Station

The Gates District at Broadway Station is a transit-oriented, mixed-use development that will offer 887 residential units, 380,000 square feet of office space and 180,000 square feet of retail and restaurant space in a multi-building layout. This unique Denver site, south of I-25 along Broadway and the Platte River, was once home to The Gates Rubber Factory. For over 80 years the Gates Rubber Company, today known as the Gates Corporation, was one of the nation's largest manufacturers of rubber products for the US Army, automotive and industrial businesses. Once stretching across both sides of the main thoroughfare, the current site now consists of 41.8 acres of land west of Broadway.

Broadway and I-25

Safety Improvements at Broadway & I-25

- The city plans to expand multi-use pathways for pedestrians and cyclists
- The city plans to connect the Broadway bike lane to the RTD Broadway station
- The city plans to reconstruct local streets including Broadway, Kentucky, and Ohio
- The city plans to install new traffic signals at Ohio Ave and at Broadway and Kentucky Ave

Nearby Developments

Santa Fe Yards at Broadway Station

Four buildings totaling 1,000,000 SF (approx. 250,000 square feet each) on the second busiest light rail stop in Denver located in a lively, accessible mixed-use neighborhood. 1,000,000 square feet of build-to-suit office adjacent to the Broadway Station light rail stop in Denver. The site is positioned at the intersection of Santa Fe Drive and I-25 near the S Broadway thoroughfare, making it one of the most accessible and vibrant locations in the city. The conceptual design includes four 250,000 square foot buildings fronting a 5.3-acre city park and taking advantage of unimpeded Rocky Mountain views.

Broadway Park

At the nexus of multimodal transportation, convenient to car, truck, bus, rail, bicycle, and pedestrian mobility. Already well positioned for automobile access, it is now served by two light rail stations, is an important transfer point between multiple bus routes and several light rail lines, and will become a preferred bike and pedestrian route merging communities in central Denver.

South Broadway District Designation

South Broadway Eyes New Improvement Designation

Local business owners have made it their goal to create a designation for South Broadway area that would recognize it as a general improvement district.

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GENERAL IMPROVEMENT DISTRICT

Denver, Colorado 80209

BROADWAY DENVER GENERAL IMPROVEMENT DISTRICT (GID) FREQUENTLY ASKED QUESTIONS

OVERVIEW OF THE BROADWAY GID

Approved by voters, the district replaces the three existing Local Maintenance Districts (LMDs) and authorizes new revenue through a property tax mill levy. The funding would be used to provide services and capital improvements in the district.

PROPOSED DISTRICT BOUNDARIES

The boundaries for the proposed GID include:

- Northern boundary: 6th Avenue
- Southern boundary: Interstate 25
- Western boundary: The alleyway approximately a half-block west of Broadway
- Eastern boundary: The center of Lincoln Street

PROPOSED FUNDING AND SERVICES

The property taxes collected will generate an estimated \$1.1 million budget annually. The funds are to be allocated toward improving the safety, cleanliness, and vibrancy of the corridor.

SERVICES INCLUDE

- Safety patrols: A 24/7 private security force, with officers trained to interact with unhoused individuals.
- Cleaning and maintenance: Services like graffiti removal, snow removal, trash collection, and overall public right-of-way improvements.
- Community events and marketing: Efforts to support local businesses, promote events, and revitalize the area.

 [Click Here For More Information!](#)

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DEMOGRAPHIC INFORMATION

Denver, Colorado 80209

DEMOGRAPHICS

CoStar 2024	1 Mile	3 Miles	5 Miles
Current Population	28,002	221,697	542,739
Daytime Population	15,433	256,739	398,241
Number of Businesses	1,780	26,736	45,438
Number of Households	15,914	111,650	255,334
Average Household Income	\$118,575	\$111,535	\$111,083
Median Home Value	\$701,087	\$697,370	\$633,744

TRAFFIC COUNTS

CoStar 2025	Cross Street	Traffic Volume
S Broadway	W Alameda Ave	31,213 VPD
E Alameda Ave	S Lincoln St	28,964 VPD
W Alameda Ave	S Broadway	28,000 VPD
S Broadway	E Alameda Ave	24,509 VPD



\$147,959,545

Spent on Food & Alcohol
within a 1-mile radius
2024



\$126,937,004

Spent on Transportation &
Maintenance within a 1-mile radius
2024



\$81,366,753

Spent on Entertainment, Hobbies
& Pets within a 1-mile radius
2024



94 Walk Score
WALKER'S PARADISE

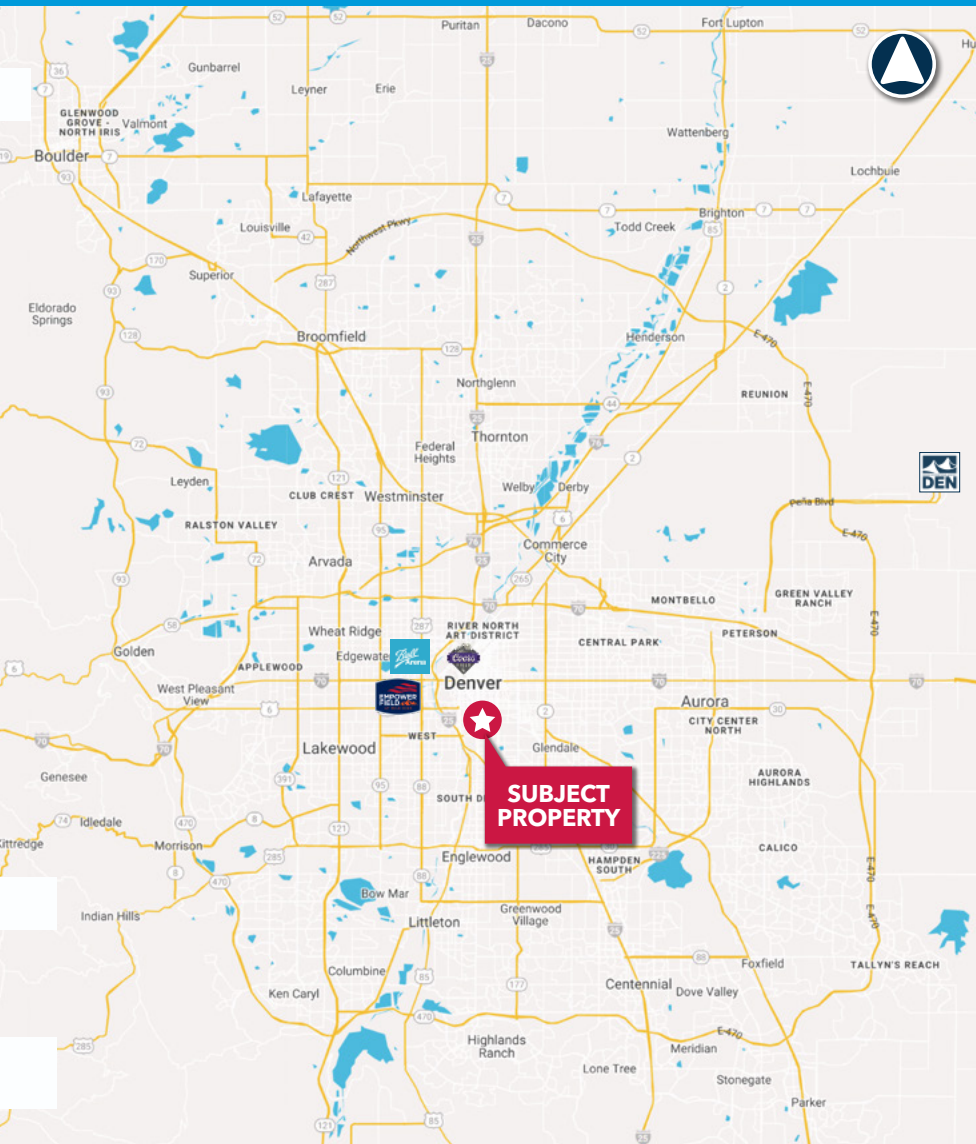


70 Transit Score
EXCELLENT TRANSIT



96 Bike Score
BIKER'S PARADISE

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