

FOR SALE OR LEASE | 13,500 SF FREESTANDING FORMER WALGREENS

3080 SOUTH BROADWAY | ENGLEWOOD, CO 80113



Offering Summary

SALE PRICE	Contact Broker for Pricing
LEASE RATE	\$22 / SF
BUILDING SIZE (SF)	±13,500
LOT SIZE (ACRES)	±1.07
PARCEL NUMBER	360431
ZONING	MU-B-2
YEAR BUILT	1994
PARKING	±55 Striped
DRIVE-THRU	Yes

Property Highlights

- The Property consists of ±13,500 square feet of rentable space and lies on approximately 1.07 acres of land.
- Infill Denver demographics and dense employment base with ±387,444 residents in a 5-mile radius.
- ±8.3M square feet of retail, ±5.0M square feet of office space including ±1.2M square feet of medical office space all within a 3-mile radius.
- Frontage on South Broadway at intersection with ±38,660 vehicles per day.
- Existing drive-thru and ±55 striped parking spots.

**Buyer to confirm building and parcel sizes during due diligence period.*



Location Overview and Demographics

Englewood is a suburb east of the Rocky Mountains located ±6 miles south of Downtown Denver, the capital and most populated city of Colorado. The Denver-Aurora-Lakewood Metropolitan Statistical Area is the 19th largest in the nation with over 3 million residents as of 2023.

Fortune 500 companies with headquarters in Englewood include Dish Network, Liberty Interactive, and Western Union. Denver's major industries include technology, aviation, and healthcare. Large employers in the region include Denver International Airport (35,000), HelthONE Corporation (11,050), and Lockheed Martin (14,000).

	Total Population	Average HH Income	Total Households	Traffic Counts Vehicles/Day
1 MILES	16,535	\$89,515	8,373	SOUTH BROADWAY 25,342
3 MILES	125,715	\$107,453	52,858	WEST DARTMOUTH 13,318
5 MILES	387,444	\$205,521	171,715	US ROUTE 85 76,230

Disclaimer: This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage, age, distances, lot size, store opening dates, demographic information, aerial information, tenant information & store operating information are approximate. By accepting this package, buyer and their representatives must verify the information and bears all risk for any inaccuracies.