

# FOR SALE

\$1,300,000

2260-2262 S. BROADWAY  
DENVER, CO. 80210

- 3,832 SF BUILDING
- 6,250 SF LOT
- U-MS-3 ZONING
- INVESTMENT OR OWNER USER



STEVEN COOK  
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# 2260-2262 S. BROADWAY

DENVER, CO. 80210

POSITIONED ALONG ONE OF DENVER'S MOST ACTIVE AND DESIRABLE RETAIL CORRIDORS, 2260-2262 S BROADWAY DELIVERS UNBEATABLE VISIBILITY, STRONG TRAFFIC COUNTS, AND EXCELLENT FRONTAGE IN THE HEART OF A THRIVING MIXED-USE DISTRICT. SURROUNDED BY TOP DINING, BEVERAGE, AND SERVICE DESTINATIONS, THIS LOCATION CAPTURES STEADY FOOT TRAFFIC AND CONSTANT EXPOSURE FOR ANY RETAIL OR SHOWROOM USER.

JUST A HALF MILE FROM THE EVANS LIGHT RAIL STATION AND MINUTES FROM HARVARD GULCH PARK & GOLF COURSE, THE PROPERTY BENEFITS FROM BOTH NEIGHBORHOOD CONVENIENCE AND REGIONAL ACCESSIBILITY.

THE OFFERING INCLUDES TWO CONTIGUOUS STOREFRONTS TOTALING APPROXIMATELY 3,230 SF ON A 6,250 SF LOT. BUILT IN 1950, THE BUILDING FEATURES WIDE GLASS STOREFRONTS, PROMINENT SIGNAGE OPPORTUNITIES, AND CONVENIENT OFF-STREET PARKING. ZONING ALLOWS FOR A VARIETY OF USES INCLUDING RETAIL, SHOWROOM, OR CREATIVE OFFICE.

PERFECT FOR AN OWNER-USER OR INVESTOR, THIS HIGHLY VISIBLE ASSET PROVIDES IMMEDIATE FLEXIBILITY WITH ONE SPACE AVAILABLE AND THE OTHER OCCUPIED—OFFERING BOTH INCOME POTENTIAL AND LONG-TERM UPSIDE IN ONE OF DENVER'S MOST DYNAMIC RETAIL CORRIDORS.

**BROADWAY**  
REAL ESTATE

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## HIGHLIGHTS

3,832 SF BUILDING

6,250 SF LOT

2,486 SF  
AVAILABLE FOR  
LEASE OR OWNER  
OCCUPANCY

1,346 SF OCCUPIED  
THROUGH 2030

OFF-STREET  
PARKING

31,500 VPD

2260-2262 S. BROADWAY

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# LOCATION

## ➤ WALKING DISTANCE

**Old S. Pearl St., Evans Station (2,000 new residents, Harvard Gulch Park and Golf Course, one light rail stop from the new professional women's soccer stadium**

## ➤ NEARBY ROADS & HIGHWAYS

**Minutes to S Santa Fe Drive, W Hampden Avenue /HWY 285 Speer Boulevard, and I-25**

## ➤ SURROUNDING TENANTS

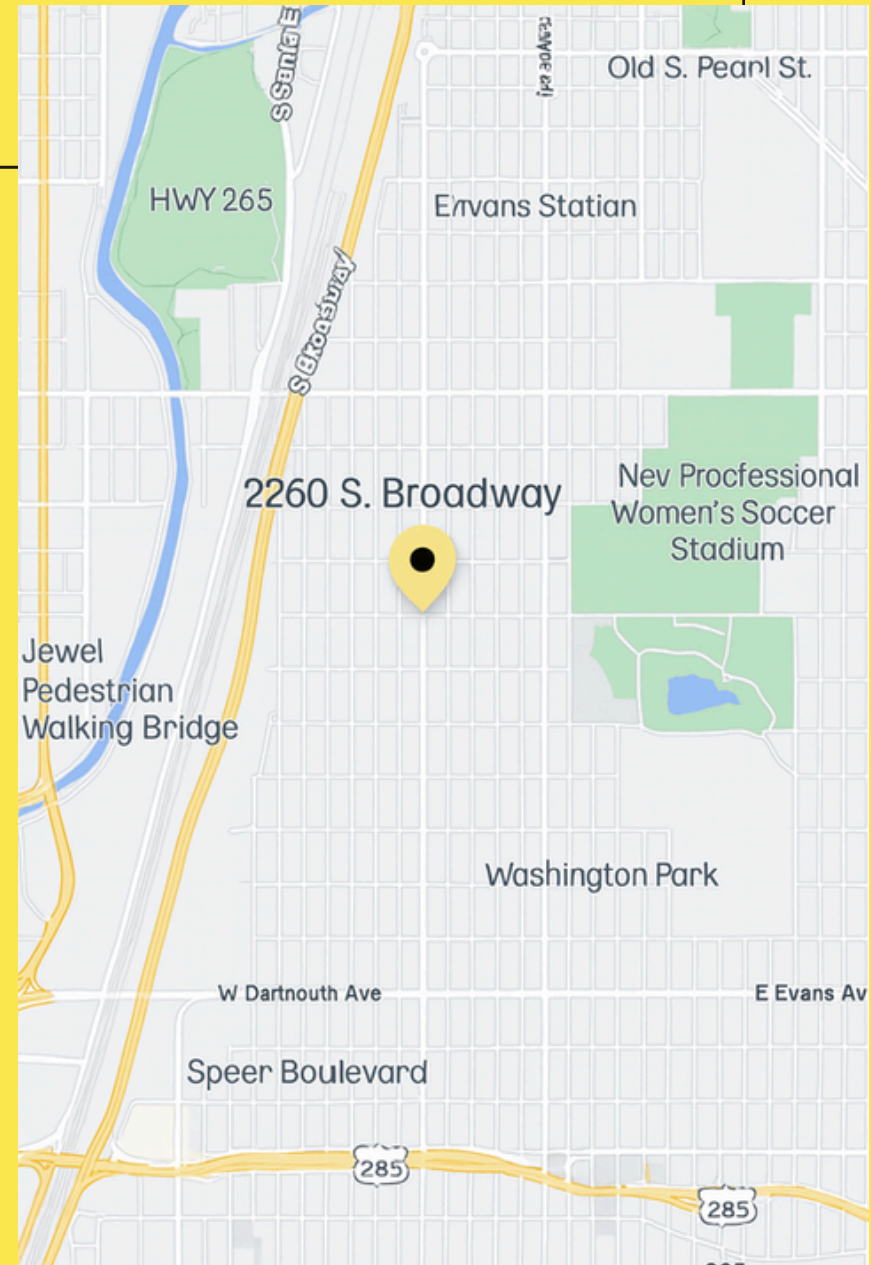
**South Broadway Country Club; The Post Chicken & Beer; The Molecule Effect Coffee; F45; SweatHouz**

## ➤ LOCAL NEIGHBORHOODS

**Platt Park  
Washington Park  
University of Denver**



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# NEIGHBORHOOD

## SOUTH BROADWAY

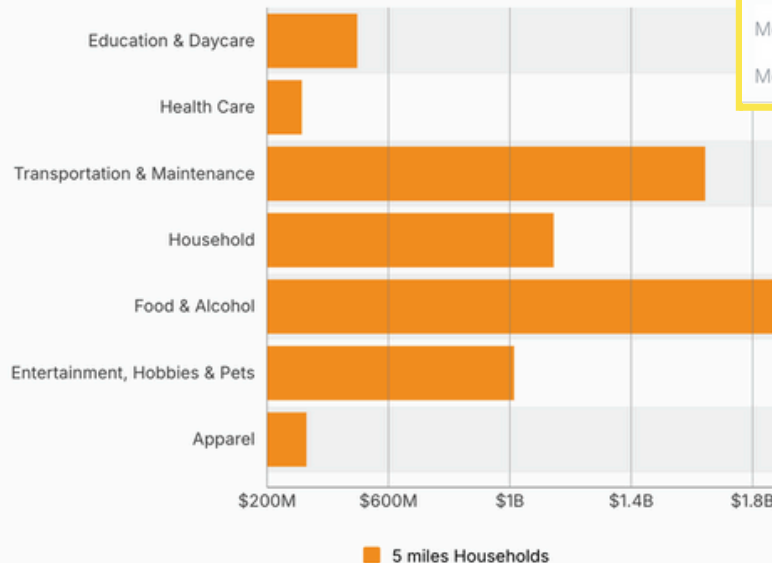
SOUTH BROADWAY IS A LIVELY AND ECLECTIC CORRIDOR KNOWN FOR ITS MIX OF VINTAGE SHOPS, TRENDY BOUTIQUES, CRAFT BREWERIES, AND DIVERSE DINING OPTIONS. STRETCHING FROM DOWNTOWN DENVER THROUGH ENGLEWOOD AND BEYOND, THIS AREA HAS A STRONG CULTURAL AND ARTISTIC VIBE, WITH LIVE MUSIC VENUES, ART GALLERIES, AND A THRIVING NIGHTLIFE SCENE. THE DISTRICT BLENDS HISTORIC ARCHITECTURE WITH MODERN DEVELOPMENTS, ATTRACTING A MIX OF ENTREPRENEURS, CREATIVES, AND RESIDENTS SEEKING A WALKABLE, URBAN ENVIRONMENT. WITH ONGOING REVITALIZATION AND A STRONG LOCAL IDENTITY, SOUTH BROADWAY CONTINUES TO BE A DESTINATION FOR BOTH COMMERCE AND ENTERTAINMENT.



FOR SALE

# DEMOGRAPHICS

## Consumer Spending



## Housing

	2 miles	5 miles	10 miles
Median Home Value	\$701,077	\$581,040	\$558,026
Median Year Built	1962	1967	1977

## Income

	2 miles	5 miles	10 miles
Avg Household Income	\$115,569	\$106,395	\$110,798
Median Household Income	\$79,554	\$77,042	\$83,992

## Income

	2 miles	5 miles	10 miles
Avg Household Income	\$115,569	\$106,395	\$110,798
Median Household Income	\$79,554	\$77,042	\$83,992
< \$25,000	4,738	32,321	85,903
\$25,000 - 50,000	4,805	35,040	99,343
\$50,000 - 75,000	4,972	34,068	98,595
\$75,000 - 100,000	3,305	24,516	77,270
\$100,000 - 125,000	2,286	18,571	63,343
\$125,000 - 150,000	1,980	16,020	50,487
\$150,000 - 200,000	2,918	19,562	64,866
\$200,000+	5,230	26,765	83,464

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