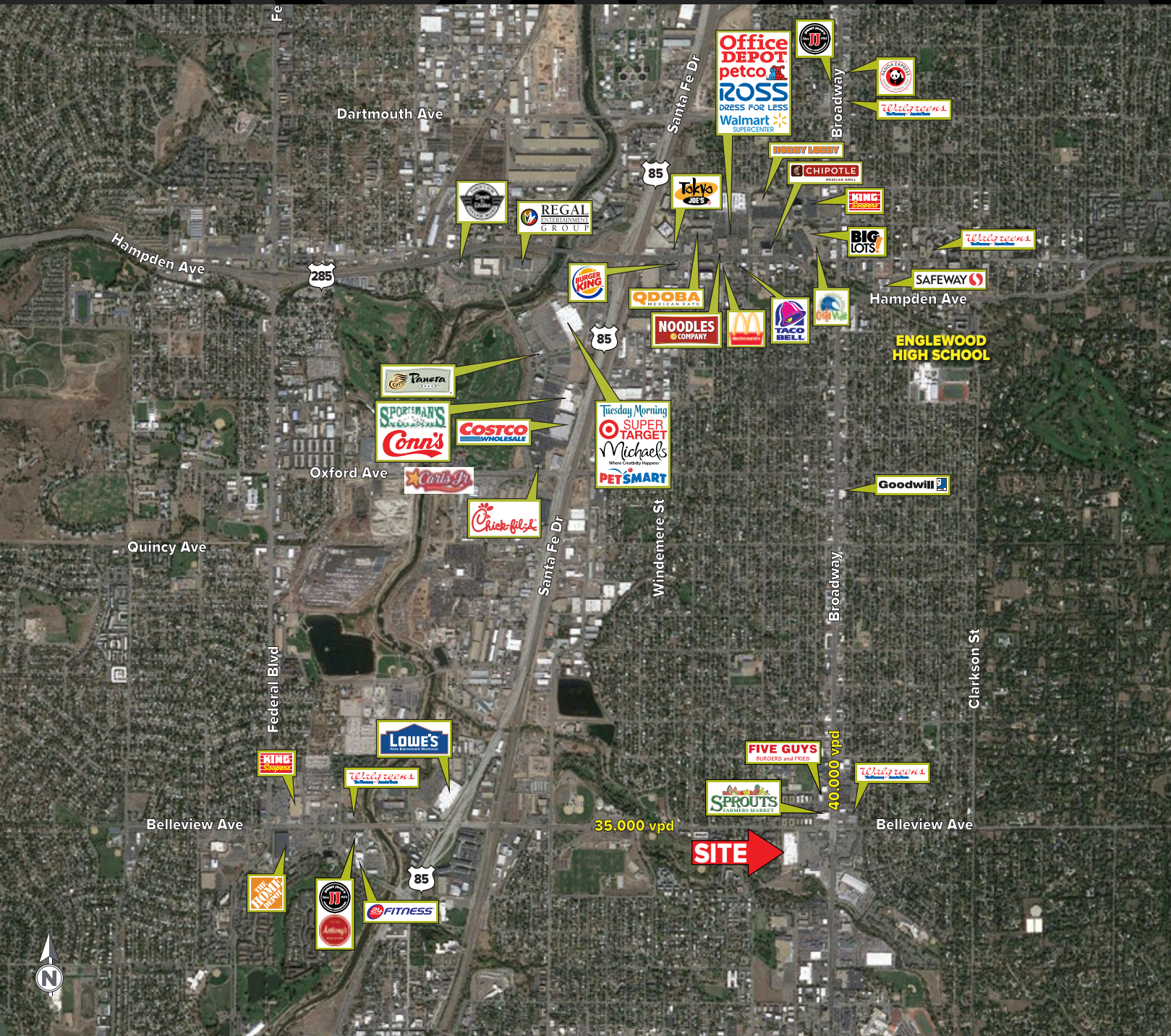


BROADWAY & BELLEVIEW

Englewood, Colorado 80113

AVAILABLE FOR LEASE



HIGHLIGHTS

RARE LARGE FORMAT AND JUNIOR ANCHOR AVAILABILITY AT A SIGNALIZED INTERSECTION WITH 75,000 VEHICLES PER DAY.

SUPER DENSE LOCATION SERVING ENGLEWOOD, LITTLETON, CHERRY HILLS VILLAGE AND GREENWOOD VILLAGE.

BROADWAY IS THE MAIN NORTH/SOUTH ACCESS TO DOWNTOWN DENVER AND CONTINUES TO BE **REVITALIZED WITH NEW SHOPS AND RESTAURANTS.**

8 MILES FROM **DOWNTOWN**

5 MILES FROM **DENVER TECH CENTER**

2 MILES FROM **DENVER LIGHT RAIL**

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LEGEND
PARTNERS ■■■■

2000 S. Colorado Blvd. | Colorado Center
Annex 320 | Denver, CO 80222
720.529.2999 | www.legendLLP.com



DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
2021 EST. POPULATION	17,157	101,641	312,368
2026 PROJECTED POPULATION	17,597	105,899	327,105
2021 EST. DAYTIME POPULATION	11,997	89,818	289,150
2021 EST. AVG HH INCOME	\$107,995	\$121,089	\$128,981
2021 EST. HOUSEHOLDS	7,181	44,030	134,208
2021 EST. BUSINESSES	667	6,747	19,408

TRAFFIC

BROADWAY
40,000 VEHICLES PER DAY

BELLEVIEW AVENUE
35,000 VEHICLES PER DAY

PARTNER **XTEAM**
RETAIL ADVISORS

