

# Retail / Office Space for Lease

4011 S BROADWAY, ENGLEWOOD, CO 80113



[Explore Virtual Tour](#)

## Overview

Hoff & Leigh Denver is proud to present this 2,184 SF retail/office space on the South Broadway Corridor visible to over 30,000 vehicles per day. Perfect for any retail or office user. Open layout with one restroom. Minutes from the Oxford and Santa Fe Light rail station, a few short blocks to 285 and downtown Englewood. Large monument signage and an updated building exterior.

For more info, please text/call: Lisa Langiewicz at (970) 903-4198 or Brandon Langiewicz (715) 512-0265.

2,184 SF: \$19/SF/YR + \$5.00/SF/YR NNN = \$4,368 / Month.

Hoff & Leigh listing website: <https://www.hoffleigh.com/listing/4011-s-broadway-3/>

Unit:	Size:	Price:
102	2,184 SF	\$19/SF/YR + \$5.00/SF/YR NNN = \$4,368 / Month

## Highlights

- Private Parking Lot
- Monument Signage
- Broadway Frontage
- 200 Amps (to be verified by tenant)
- Exposed Ceilings
- Recently Renovated
- [Enterprise Zone Property](#)

## Property Details

- Lease Rate**  
 \$19.00 SF/YR (+ \$5.00 PSF NNN)
- Space Available**  
 2,184 SF
- Building Size**  
 11,256 SF
- Zoning**  
 B-2

Rev: December 3, 2024



### Our Network Is Your Edge

All information is from sources deemed reliable and is subject to errors, omissions, change of price, rental, prior sale, and withdrawal without notice. Prospect should carefully verify each item of information contained herein.

**Lisa Langiewicz**  
 C: 970.903.4198  
 O: 720.572.5187  
 LisaL@HoffLeigh.com

**Brandon Langiewicz, SIOR**  
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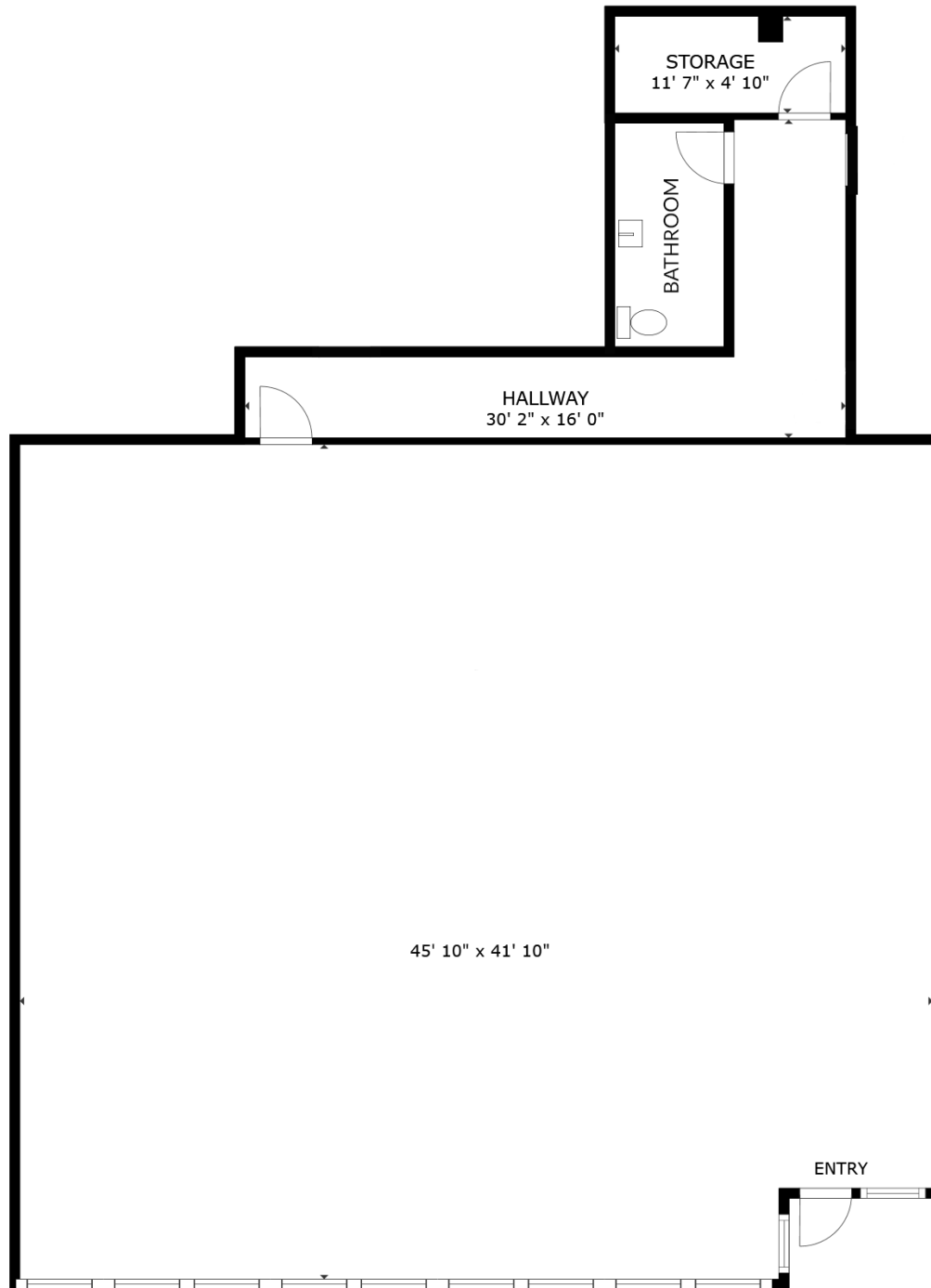
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FLOOR PLAN

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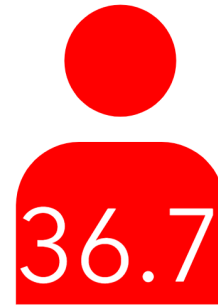
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## DEMOGRAPHICS



110,170  
Population



36.7  
Median Age



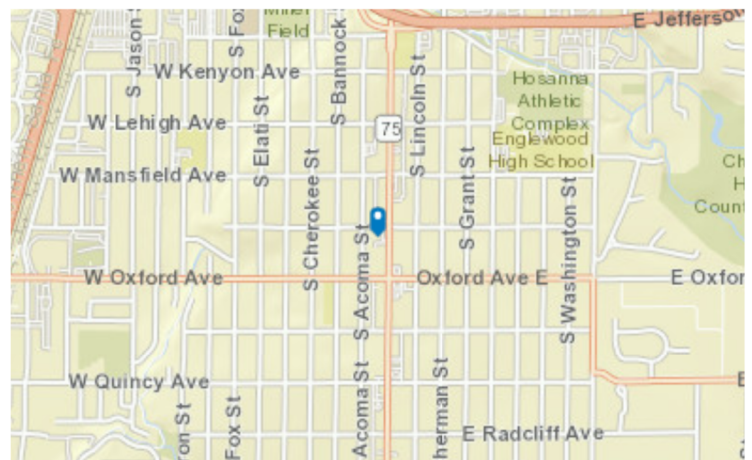
2.2  
Average Household Size



\$86,348  
Median Household Income

## TRAFFIC COUNT

Cross street	VPD	Distance
S Acoma St	344	0.0
S Acoma St	8,829	0.1
S Lincoln St	3,998	0.1
E Nassau Ave	430	0.2
E Princeton Ave	336	0.2



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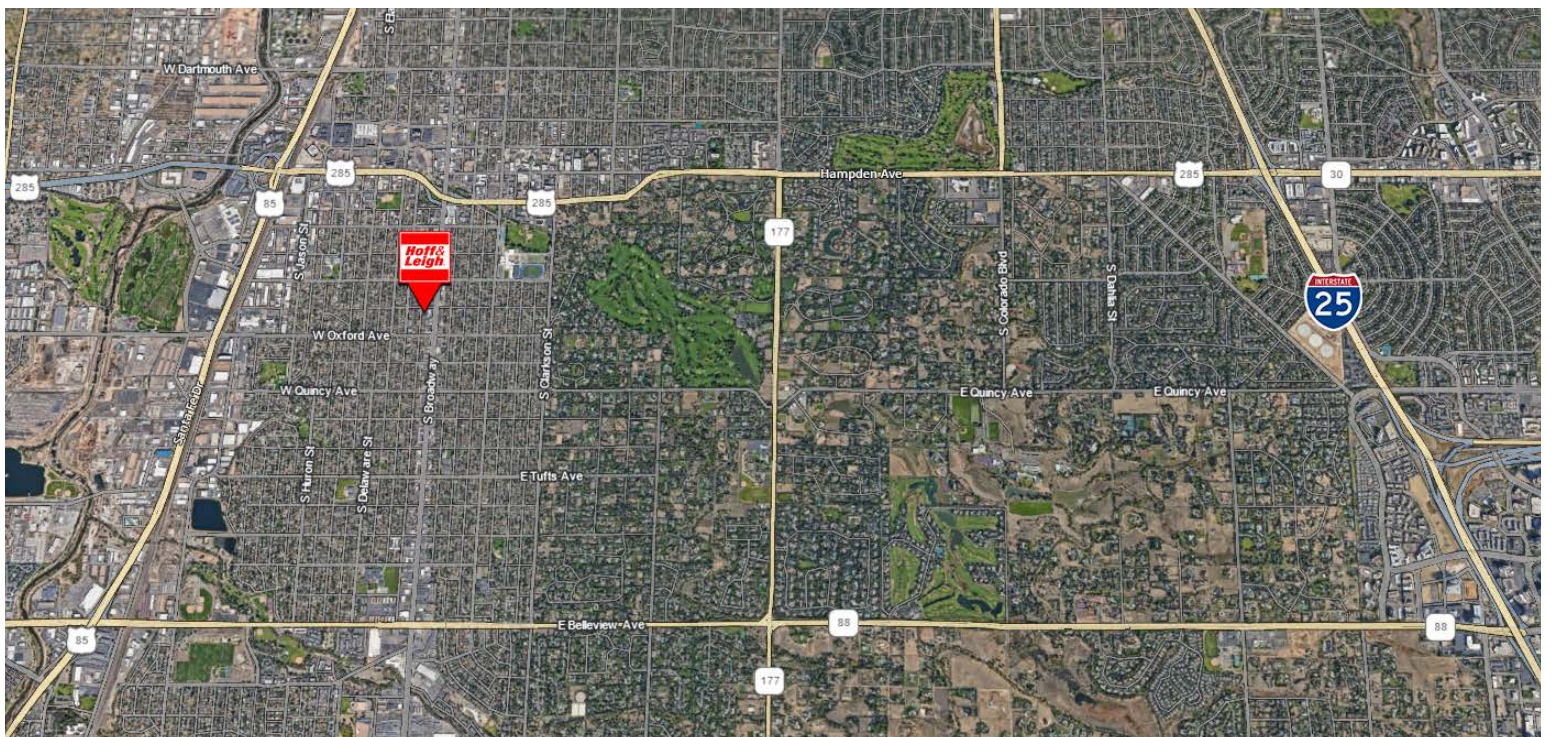
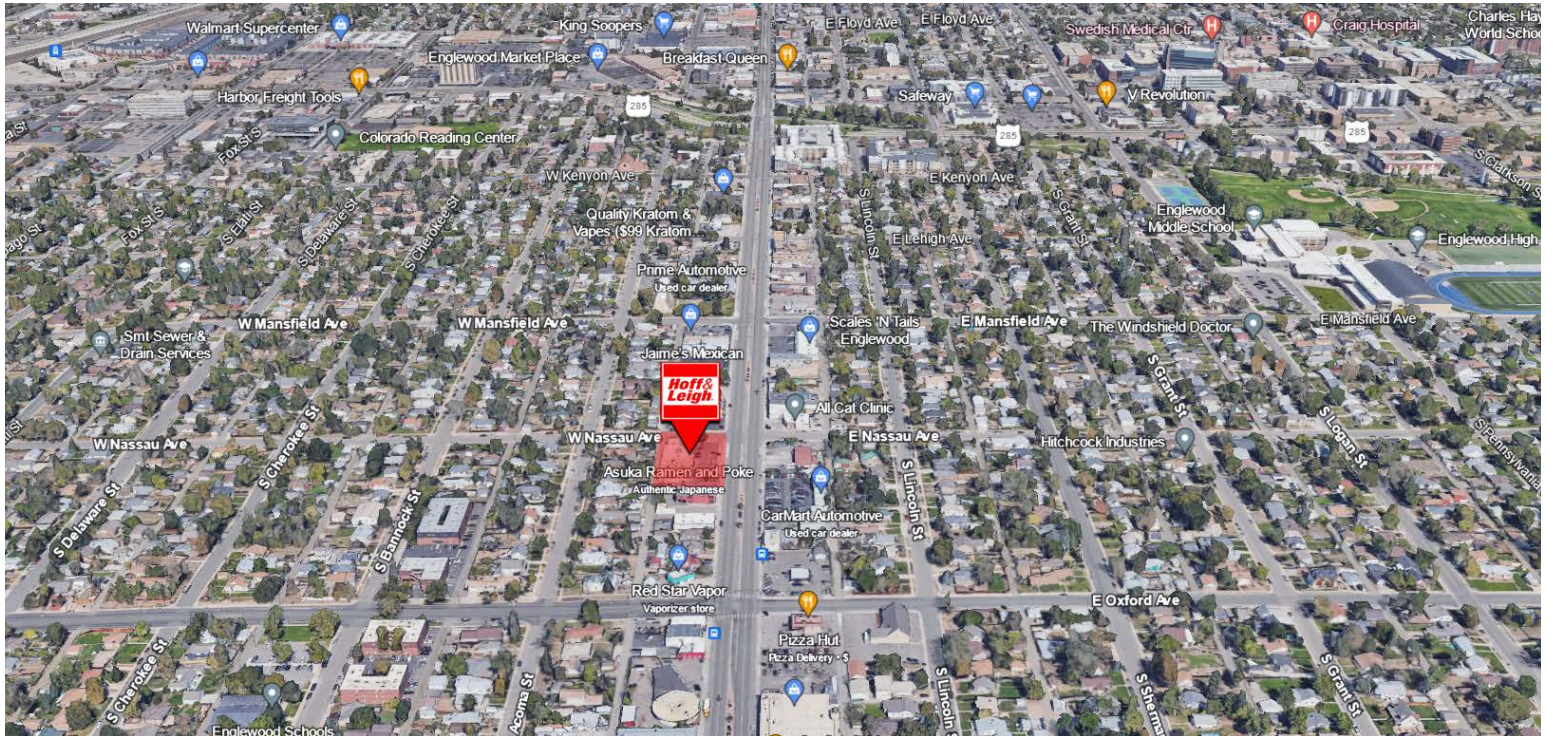
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