



FOR LEASE

1,500-2,300 SF Retail Space For Lease

2654 South Broadway | Denver, CO 80210



PROPERTY BROCHURE

CONTACT:

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## 2654 SOUTH BROADWAY

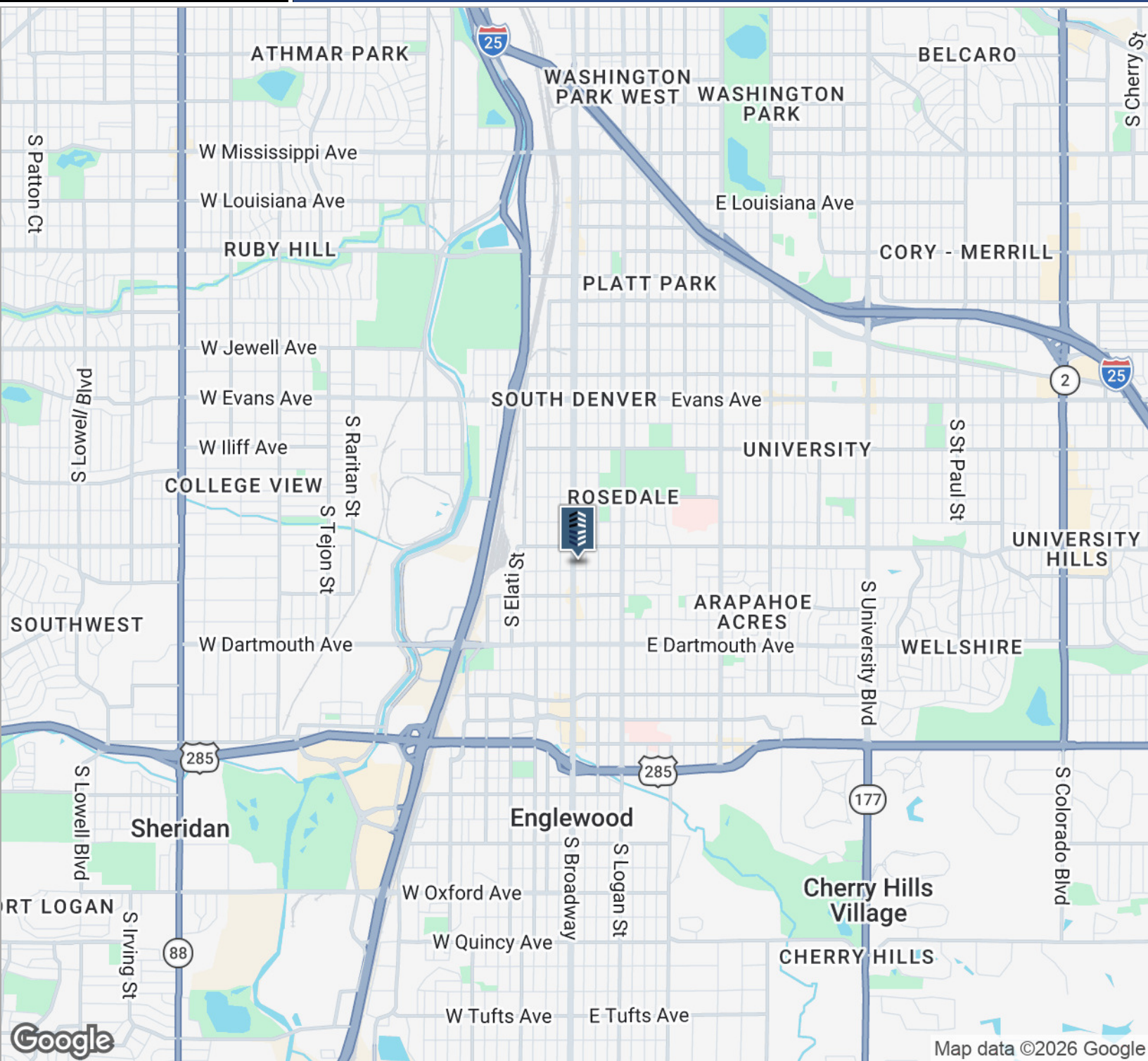
### OFFERING SUMMARY

<b>Available SF:</b>	1,500 - 2,300 SF
<b>Lease Rate:</b>	\$24.00 SF/yr (MG)
<b>Lot Size:</b>	6,250 SF
<b>Building Size:</b>	3,946 SF
<b>Year Built:</b>	1937
<b>Renovated:</b>	2020
<b>Zoning:</b>	U-MX-3

### PROPERTY HIGHLIGHTS

- Street retail on South Broadway for lease (former art gallery)
- Lease rate of just \$24/sf MG (plus utilities)
- Mostly wide-open area with a restroom (potential floor drain if desired)
- Off street and street parking available.

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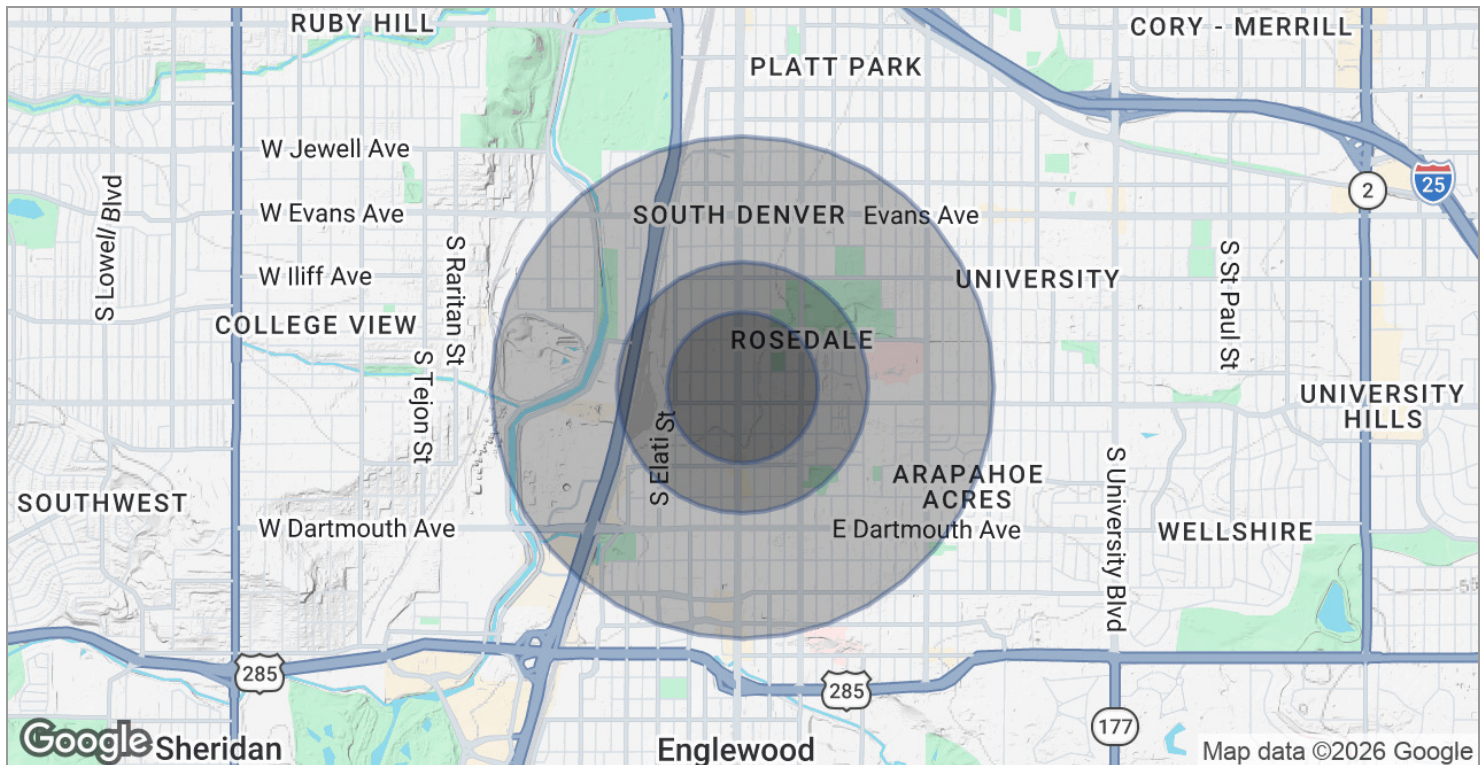




# 1,500-2,300 SF RETAIL SPACE FOR LEASE

	0.3 MILES	0.5 MILES	1 MILE
Total households	682	1,770	7,183
Total persons per hh	2.1	2.1	2.1
Average hh income	\$138,308	\$142,473	\$143,195
Average house value	\$762,073	\$749,161	\$776,542

	0.3 MILES	0.5 MILES	1 MILE
Total population	1,457	3,753	15,094
Median age	38	39	40
Median age (male)	38	38	39
Median age (female)	38	39	41



\* Demographic data derived from 2020 ACS - US Census