

Retail Space for Lease

277 BROADWAY, SUITE C
DENVER, CO 80203



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Seize the chance to join the dynamic retail lineup at Baker Commons, home to thriving businesses like CorePower Yoga, Huckleberry Roasters, and Adorn Salon & Wellness.

Suite C, formerly a bank, is ideal for various retail concepts. The 2,075-square-foot space features two sunlit entrances, ADA-accessible restrooms, and six reserved off-street parking spaces—ready to accommodate your business needs.

LOCATION

This highly visible storefront, located on one of Broadway's most sought-after blocks, offers unparalleled signage opportunities. Benefit from the steady foot traffic generated by nearby multifamily developments, convenient access to I-25, and an array of popular shopping and dining options that consistently draw locals and visitors.

PROPERTY HIGHLIGHTS

- Exceptional storefront visibility
- Six reserved off-street parking spaces
- ADA restrooms and kitchenette
- Walk Score: 95 – “Walker’s Paradise”

About Baker Neighborhood:

Referred to in the early 1800's as South Side or South Broadway, the land where the Baker neighborhood is located today was originally a 160-acre tract homesteaded by William and Elizabeth Byers. Elizabeth's brother, Edward Sumner, and mountaineer James Beckwourth joined them for the trip to Denver. Armed with a printing press, John Dailey came along with the Byers, and shortly after arriving in Denver published the first issue of the Rocky Mountain News in 1859. If you have ever wondered how Broadway was created, we have Thomas Skerritt to thank! Following the 1864 flood of Cherry Creek, he dragged a log behind his wagon to create a “broad way” into Denver!

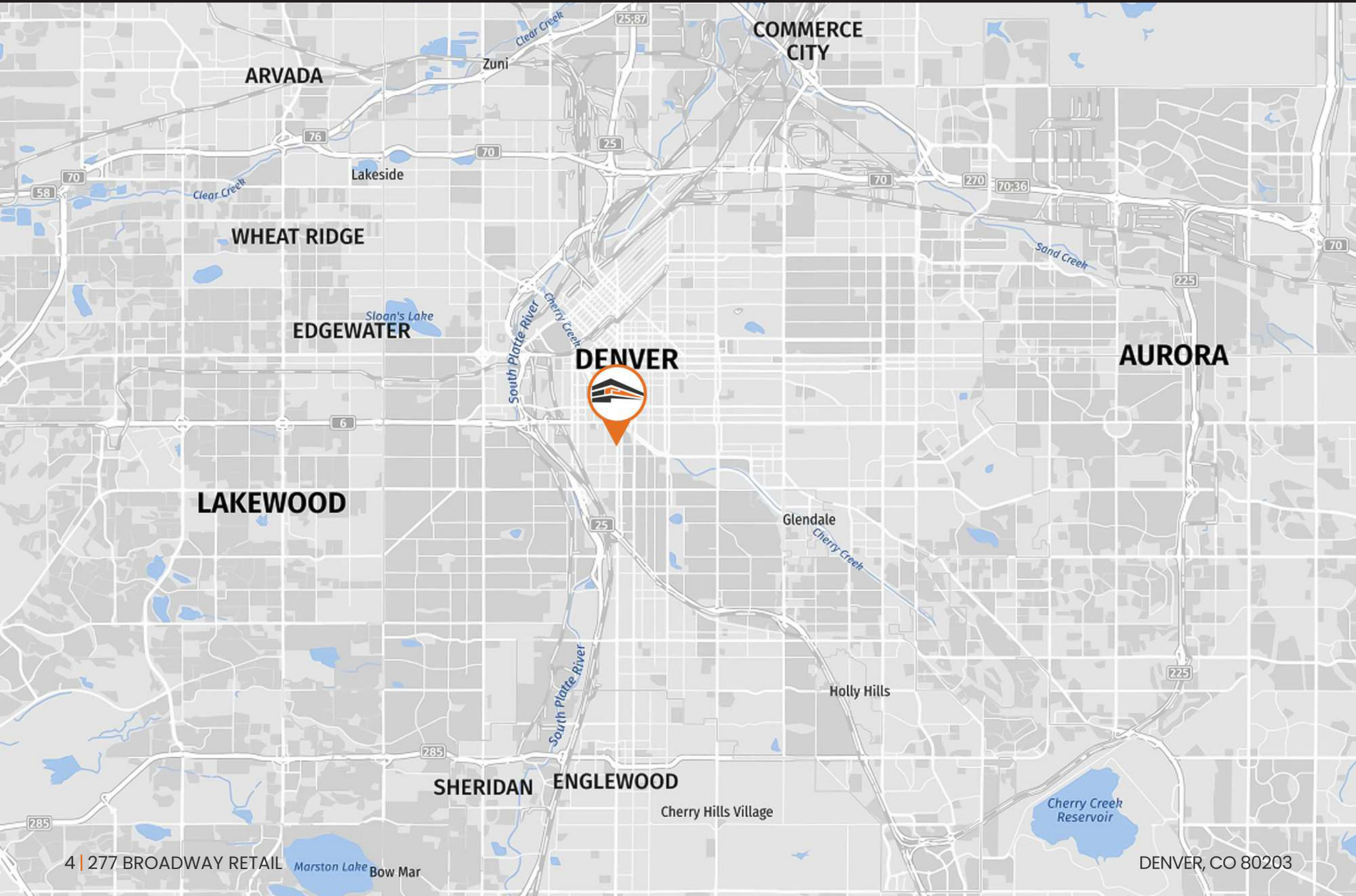
Source: bakerneighborhood.org



Unit Available	Suite C
Available Space	2,075 Square Feet
Lease Rate	\$36.00/SF/YR
NNN 2024 Estimate	\$20.00/SF/YR
Term	Negotiable
Building Name	Baker Commons
Property Address	277 Broadway, Denver, CO 80203
Building Size	86,844 SF
Year Built	2000
Zoning	B4




BROADWAY





 **DENVER HEALTH**

 **TRADER JOE'S**

 **GOVERNOR'S RESIDENCE AT THE BOETTCHER MANSION**



HUCK
HUCKLEBERRY HOASTERS

a.dorn
LUXURY

corepower
YOGA

P. POSTINO

PUNCH BOWL SOCIAL

TRVE BREWING COMPANY

MAKFAM

THE HORNET

SWEET ACTION

DENVER COUNTRY CLUB

DYNAMIC TENANT MIX AT BAKER COMMONS



LIVE YOUR POWER

COREPOWER YOGA
Suite A | 3,282 Square Feet

Since 2002, the yoga giant has called this location on Broadway home to one of their most visited studios.



HUCKLEBERRY ROASTERS

BAKER COMMONS
Suite B | 1,290 Square Feet

In 2022, the wildly popular coffee shop and roaster took over Sugar Bakeshop's space after the owner retired.



ADORN SALON & WELLNESS
Suite D | 2,205 Square Feet

Since 2013, the beauty and wellness salon has offered services including hair, nails, skincare, lashes, and makeup.



JADED BEAUTY
Suite F | 500 Square Feet

On-site and traveling wedding hair and makeup styling by the highly-regarded team at Jaded Beauty.





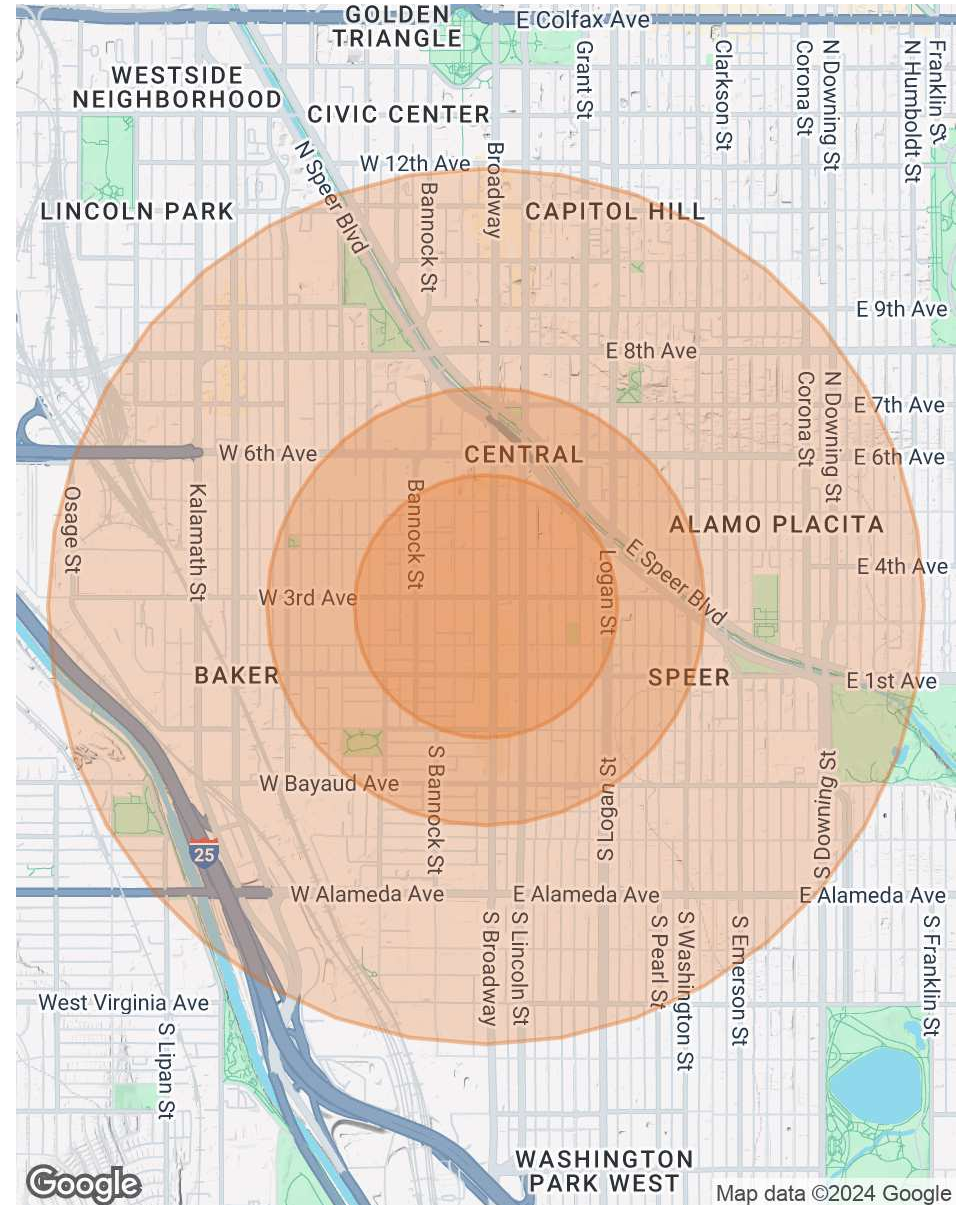
POPULATION

	0.3 MILES	0.5 MILES	1 MILE
Total Population	2,088	9,300	35,094
Average Age	38	38	38
Average Age (Male)	38	39	39
Average Age (Female)	37	38	38

HOUSEHOLDS & INCOME

	0.3 MILES	0.5 MILES	1 MILE
Total Households	1,221	5,640	21,492
# of Persons per HH	1.7	1.6	1.6
Average HH Income	\$123,824	\$113,769	\$122,170
Average House Value	\$844,839	\$751,786	\$786,806

Demographics data derived from AlphaMap



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