



## OFFICE/RETAIL PROPERTY FOR LEASE

1487-1491 South Broadway, Denver, CO 80210

Building Size: 8,856 SF

Available Space: 250 SF to 530 SF

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## OFFERING SUMMARY

1487-1491 S Broadway presents a rare opportunity to lease small-format office/retail space along one of Denver's most dynamic urban corridors in the heart of the South Broadway district.

This multi-tenant building offers four small suites ideal for boutique retailers, professional services, creatives, and service-oriented users seeking strong visibility and walkability. The property benefits from prominent frontage along South Broadway, steady vehicular traffic, and immediate access to surrounding neighborhoods including Platt Park and Baker.

Tenants will enjoy proximity to a vibrant mix of restaurants, bars, coffee shops, and independent retailers that drive consistent foot traffic throughout the day and evening. The area's dense residential base and eclectic character create a built-in customer audience for neighborhood-serving businesses.

1487 S Broadway is well-suited for tenants seeking an affordable, high-visibility presence in one of Denver's most recognizable retail corridors.

## PROPERTY DETAILS

Property Address	1487-1491 S Broadway Denver, CO 80210
Lot Size	6.250 SF
Building Size	8,856 SF
Year Built	1909
Zoning	U-MS-3
Parking	Street Parking

## PROPERTY HIGHLIGHTS

- **Four small-format office/retail suites available**
- **Excellent street exposure along South Broadway**
- **Walkable, amenity-rich location**
- **Strong demographics and established retail synergy**
- **Convenient access to downtown Denver and major thoroughfares**

## AVAILABLE SPACES

UNIT	SIZE	LEASE RATE
Unit B	250 SF	\$550/Month/Gross
Unit C	530 SF	\$1,350/Month/Gross
Unit E	275 SF	\$800/Month/Gross
Unit G	125 SF	\$350/Month/Gross



ATHMAR PARK

FUTURE HOM OF DENVER  
SUMMIT FC (NWSL)

I-25 & BROADWAY  
LIGHT RAIL STATION

WASHINGTON  
PARK

BELCARO



CORY-MERRILL

SUBJECT  
PROPERTY

RUBY HILL PARK &  
LEVITT PAVILION

OVERLAND GOLF  
COURSE

PLATT PARK



FEDERAL BLVD

UNIVERSITY OF  
DENVER  
MAGNESS ARENA



EVANS LIGHT  
RAIL STATION

W EVANS AVE

S BROADWAY



UNIVERSITY BLVD

HARVARD GULCH  
PARK

UNIVERSITY PARK

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