

BROADWAY FLEX SPACE

6835 & 6841 N Broadway, Denver, Colorado



DEMOGRAPHICS

POPULATION



1 Mile:	6,695
3 Mile:	94,436
5 Mile:	369,105

DAYTIME POPULATION



1 Mile:	8,402
3 Mile:	50,324
5 Mile:	201,897

AVG. HH INCOME



1 Mile:	\$103,121
3 Mile:	\$94,177
5 Mile:	\$117,231

HOUSEHOLDS



1 Mile:	2,390
3 Mile:	34,521
5 Mile:	150,357

TRAFFIC COUNTS



Broadway south of 70th:	19,618 vpd
70th west of Broadway:	7,911 vpd

CONTACT

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PROPERTY OVERVIEW

- 2,628 SF - 5,256 SF flex units for lease or sale
- Two stories with upstairs office and downstairs retail flex space
- Option to convert to industrial space with 20' clear height and re-installation of garage doors
- Easy access to US 36, I-25 and I-76
- Centrally located
- Strong visibility to Broadway



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SITE



36

FAMILY DOLLAR

**ACE
Hardware**



70TH AVE

PECOS ST

BROADWAY

WASHINGTON ST

amazon

76

25

76

25

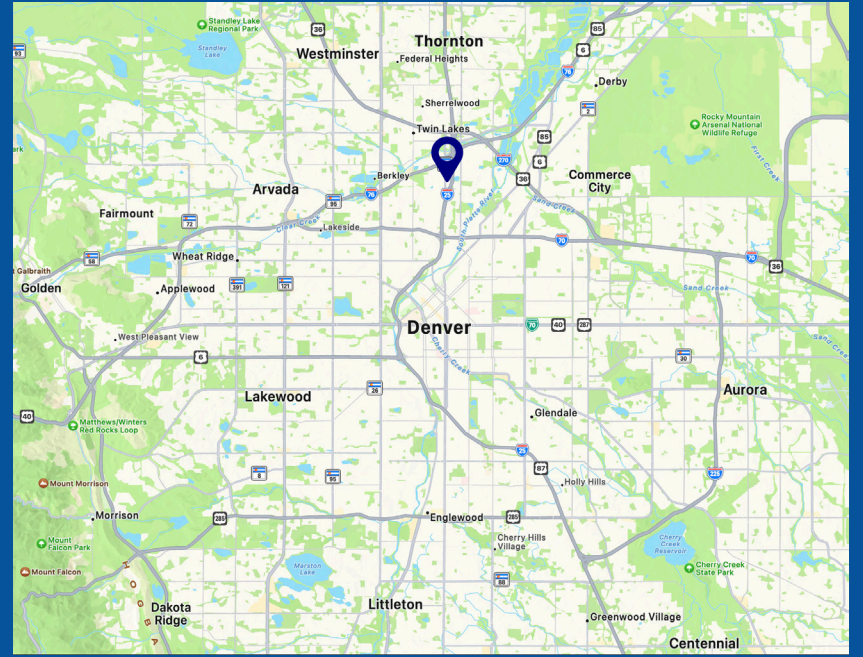
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**CROSBIE
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