

BROADWAY FLEX SPACE

6835 & 6841 N Broadway, Denver, Colorado



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

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



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SITE

PECOS ST

70TH AVE

BROADWAY

WASHINGTON ST



36



INTERSTATE
76

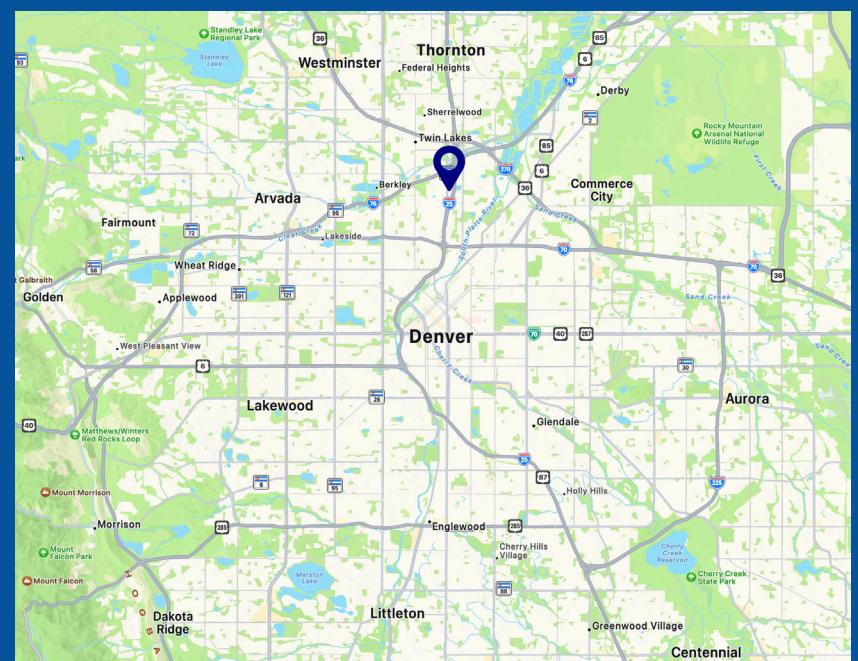
INTERSTATE
25

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