

RETAIL FOR LEASE

334 SOUTH BROADWAY
DENVER, COLORADO 80209

334 S BROADWAY



AVAILABLE NOW

LEASE RATE

Call Ray! He returns phone calls!

NNN

\$13.56

RAY ROSADO, CCIM

Principal

720.209.5546

rosado@lee-associates.com

PROPERTY DETAILS

- 334 S Broadway has a total of $\pm 3,144$ RSF.
- Exceptional visibility with Broadway facing signage.
- Centrally located with easy access to I-25, Santa Fe and Broadway/Alameda Light Rail Station.
- Close proximity to Baker, Wash Park and Platt Park neighborhoods.
- Common area restrooms.
- Private, secured tenant entrance located in back.
- Ample street parking and dedicated off-street parking available.
- Across the street from 75 Acre Broadway Park development project.



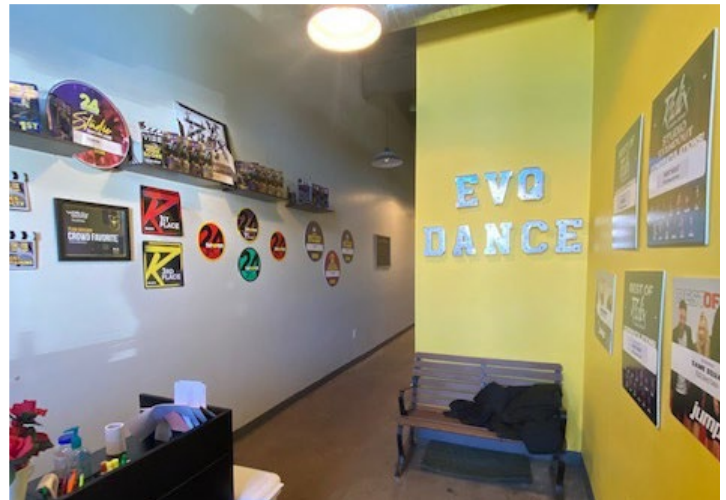
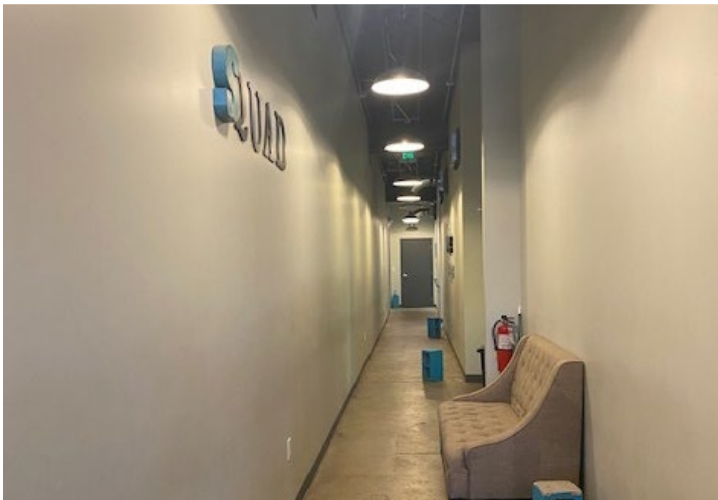
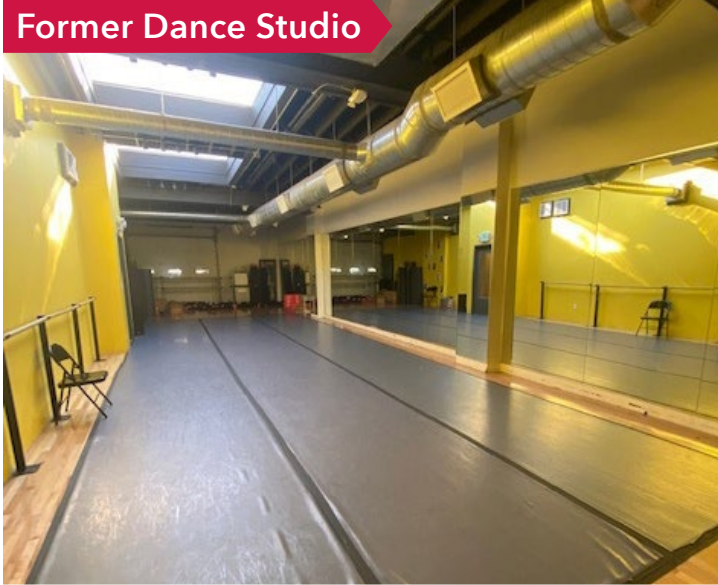
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334 SOUTH BROADWAY ±3,144 SF

Former Dance Studio



PROPERTY DETAILS

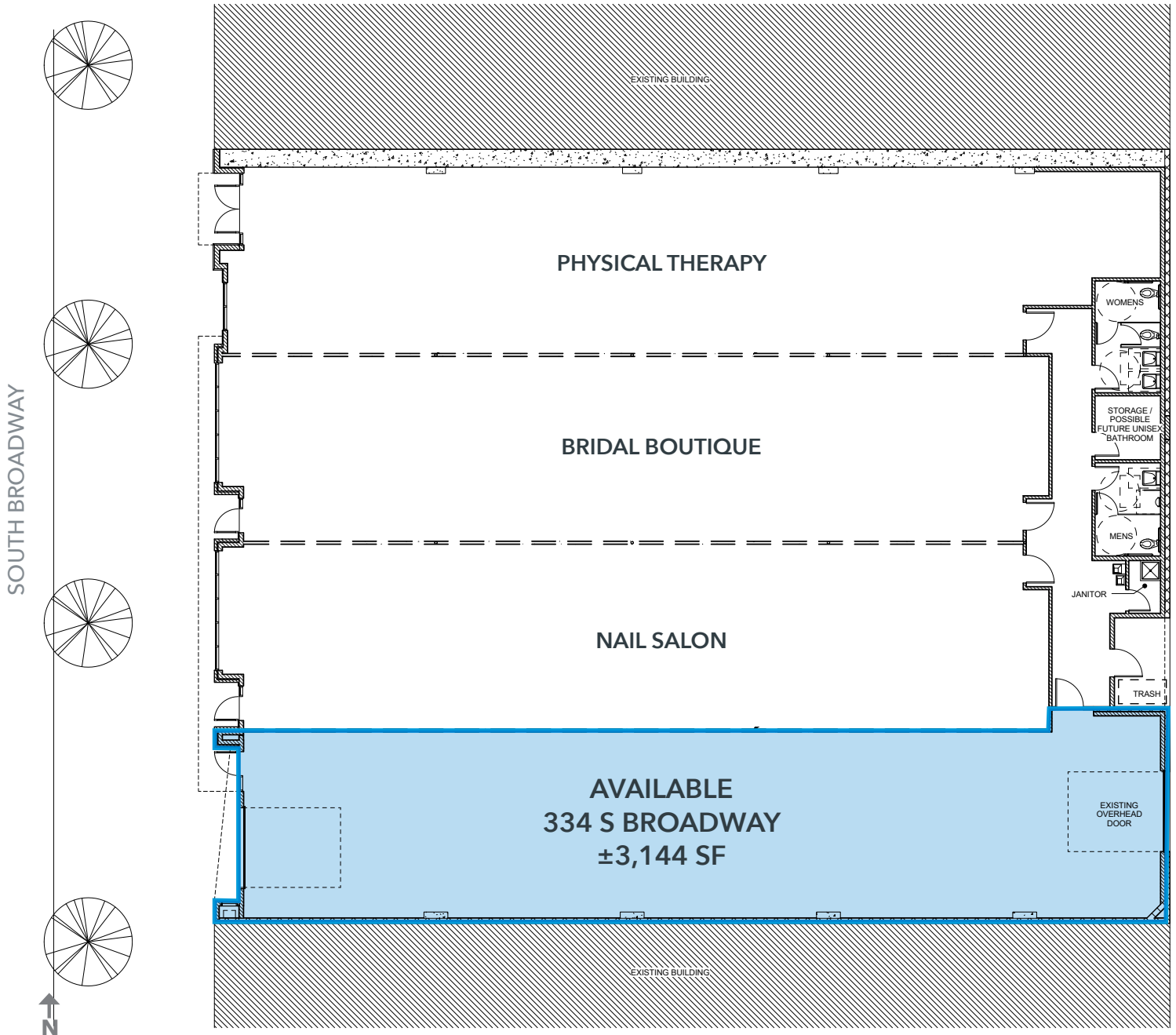
- Dance studio buildout with small reception area and two (2) separate studio rooms.
- Current tenant is still operating so please call broker to set up a showing.
- With overhead door, an outside front patio would be possible.
- Hardwood dance floor and mirrors can remain if preferred.
- Panoramic skylights throughout.
- Rear access to common area restrooms.
- Direct access to the alley with a rear overhead door.

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RETAIL FOR LEASE

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FLOOR PLAN



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AERIAL



Walk Score	94
Transit Score	77
Bike Score	96
TRAFFIC COUNTS	
Along Broadway	32,462 VPD
Along Lincoln	29,814 VPD

DEMOGRAPHICS	2 MILES	5 MILES	10 MILES
POPULATION	78,807	470,599	1,307,361
AVERAGE HH INCOME	\$106,113	\$105,630	\$101,747

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