

## Medical/Retail Space Available for Sublease



### PROPERTY HIGHLIGHTS

- Turn-Key IV Bar
- High Traffic Counts
- Strong Daytime Employment
- Monument Signage
- Across from Beacon 85 (343 Market Rate Apartments)
- Near Denver Federal Center Campus

### SPACE DETAILS

- Space Available: 1,631 SF
- Lease Rate: Contact Broker
- Two Months Rent FREE
- Term: Expires 3/31/2027
- Building Size: 12,022 SF
- Parking: 83 Surface Spaces
- Year Built: 2006

### 2024 DEMOGRAPHICS



**2024  
RESIDENTIAL  
POPULATION**



**DAYTIME  
EMPLOYEES**



**TOTAL  
HOUSEHOLDS**



**AVERAGE HH  
INCOME**

Distance	Residential Population	Daytime Employees	Total Households	Average HH Income
1 MILE	15,293	16,210	7,399	\$85,837
3 MILE	91,958	65,549	39,447	\$106,128
5 MILE	235,445	127,935	98,704	\$102,323



### CONTACT INFORMATION

#### Colin Clancy

Vice President

O: 720.409.3342

C: 720.352.5334

[cclancy@broadstreetrealty.com](mailto:cclancy@broadstreetrealty.com)

#### Broad Street Realty, Inc.

1391 Speer Blvd, Suite 405 | Denver, CO 80204

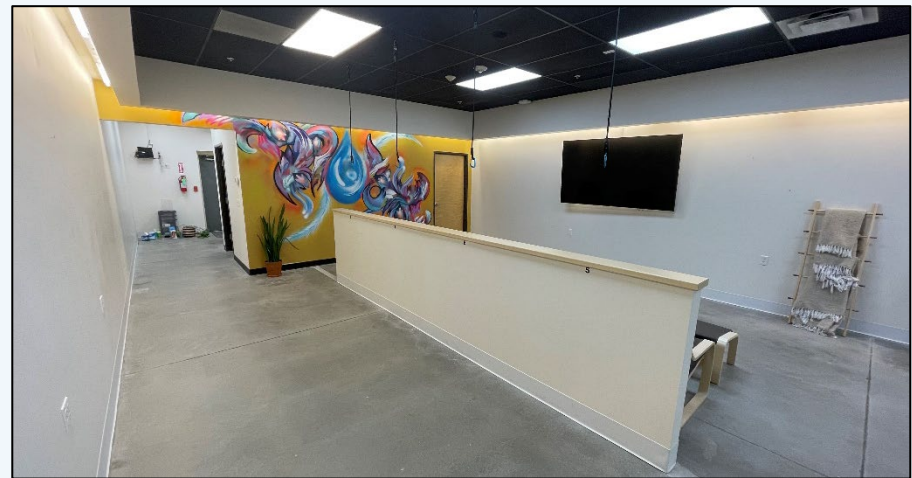
[www.broadstreetrealty.com](http://www.broadstreetrealty.com)

Washington, DC | Maryland | Virginia | Colorado

# Medical/Retail Space Available for Sublease

180 S Union Blvd, Unit 107, Lakewood CO 80228

## INTERIOR PHOTOS



## CONTACT INFORMATION

### Colin Clancy

Vice President

O: 720.409.3342

C: 720.352.5334

[cclancy@broadstreetrealty.com](mailto:cclancy@broadstreetrealty.com)

### Broad Street Realty, Inc.

1391 Speer Blvd, Suite 405 | Denver, CO 80204

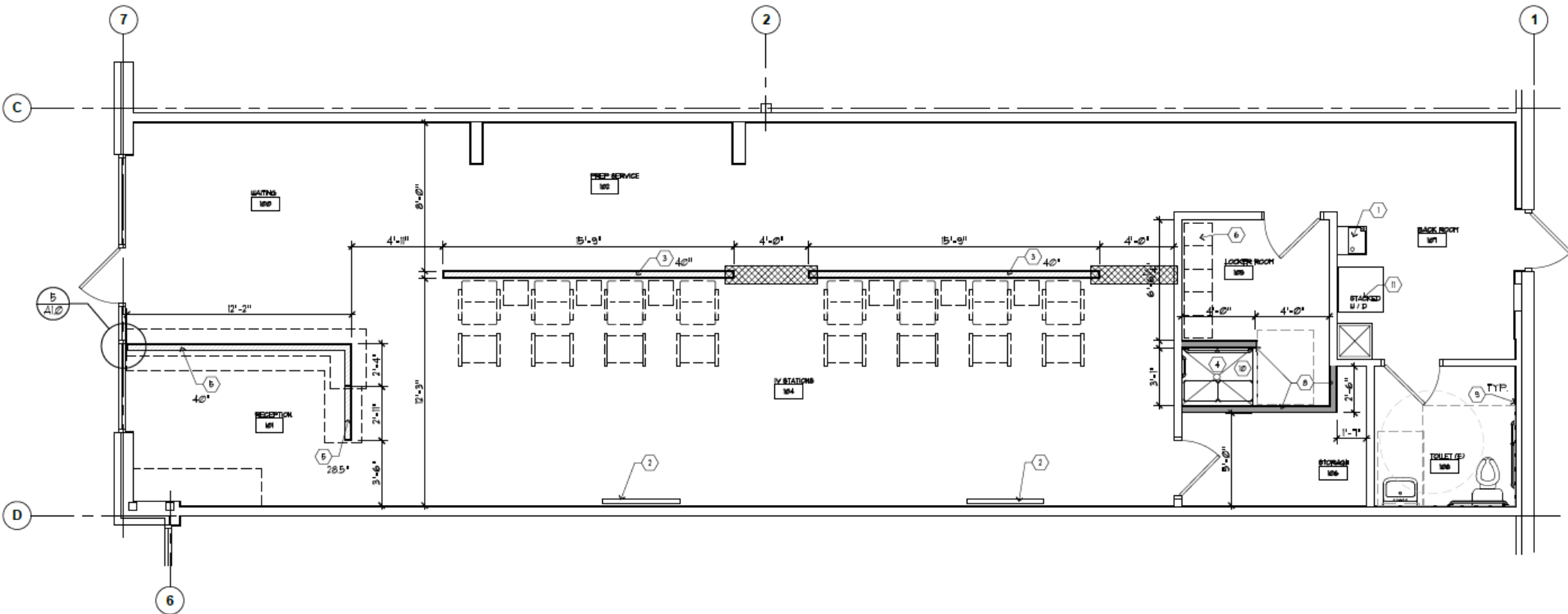
[www.broadstreetrealty.com](http://www.broadstreetrealty.com)

Washington, DC | Maryland | Virginia | Colorado

# Medical/Retail Space Available for Sublease

180 S Union Blvd, Unit 107, Lakewood CO 80228

## FLOOR PLAN



 **1 FLOOR PLAN**  
1/4" = 1'-0"

### CONTACT INFORMATION

**Colin Clancy**  
Vice President  
O: 720.409.3342  
C: 720.352.5334  
cclancy@broadstreetrealty.com

**Broad Street Realty, Inc.**  
1391 Speer Blvd, Suite 405 | Denver, CO 80204  
[www.broadstreetrealty.com](http://www.broadstreetrealty.com)  
Washington, DC | Maryland | Virginia | Colorado

# Medical/Retail Space Available for Sublease

180 S Union Blvd, Unit 107, Lakewood CO 80228



**TRAFFIC COUNTS**

S Union Blvd at W Cedar Dr S: 42,021 VPD (2022)

S Union Blvd at W Alameda Pkwy S: 34,961 VPD (2022)

\*source: Costar

Google Earth  
Image Landsat / Copernicus

## CONTACT INFORMATION

**Colin Clancy**  
Vice President  
O: 720.409.3342  
C: 720.352.5334  
[cclancy@broadstreetrealty.com](mailto:cclancy@broadstreetrealty.com)