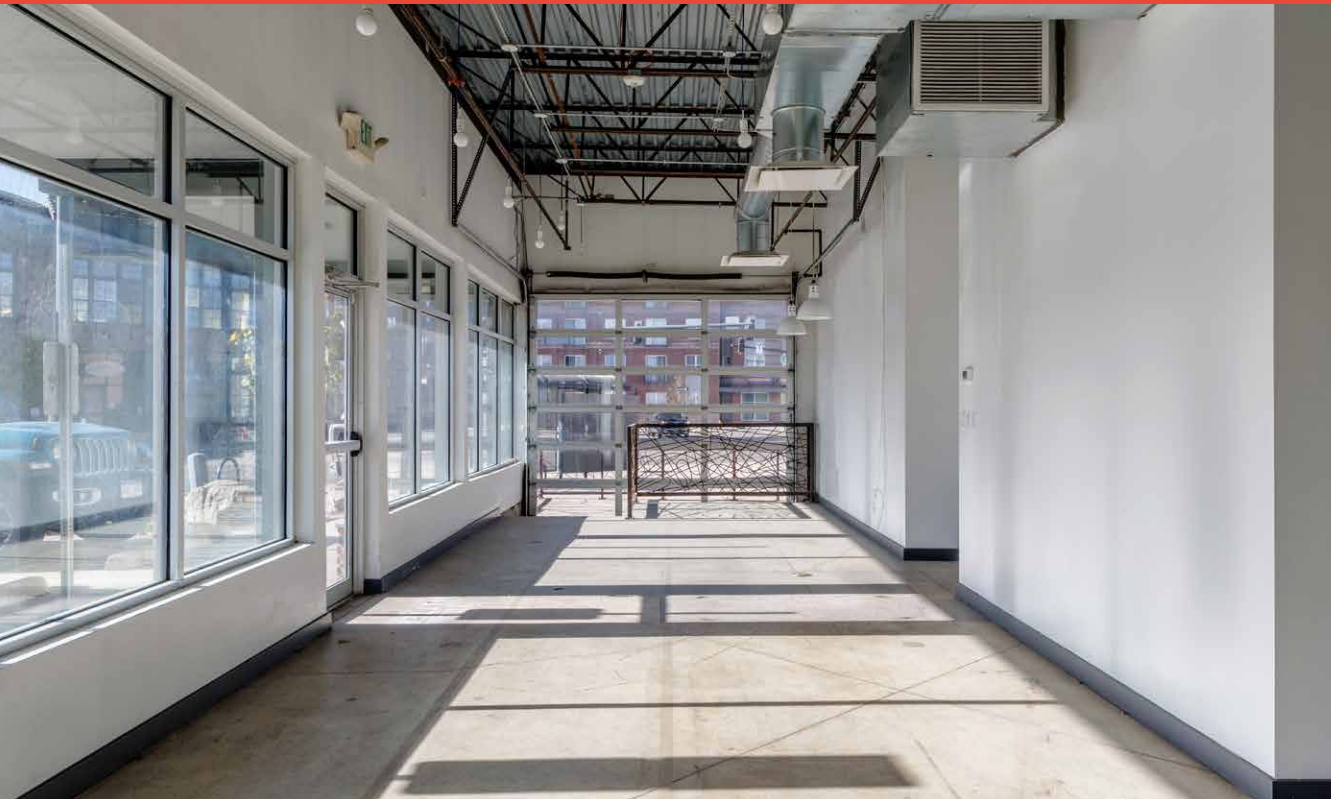




ZALL
COMMERCIAL
REAL ESTATE

2470 N Broadway
Denver, CO 80205

2,566 SF Prominent Retail Space in RiNo



SUITES A & B **\$29.00/SF NNN**

- 2,566 SF of flexible retail or restaurant space in one of Denver's most dynamic urban corridors
- Corner visibility at the high-traffic intersection of Broadway and Larimer Street
- Patio for outdoor dining or activation
- Roll-up glass door connecting indoor and outdoor space
- High ceilings, natural light and open floor plan
- Excellent pedestrian and vehicle exposure with strong daily traffic counts, thriving restaurants, boutiques, and entertainment in the heart of Denver's RiNo/Ballpark area

For leasing information, contact

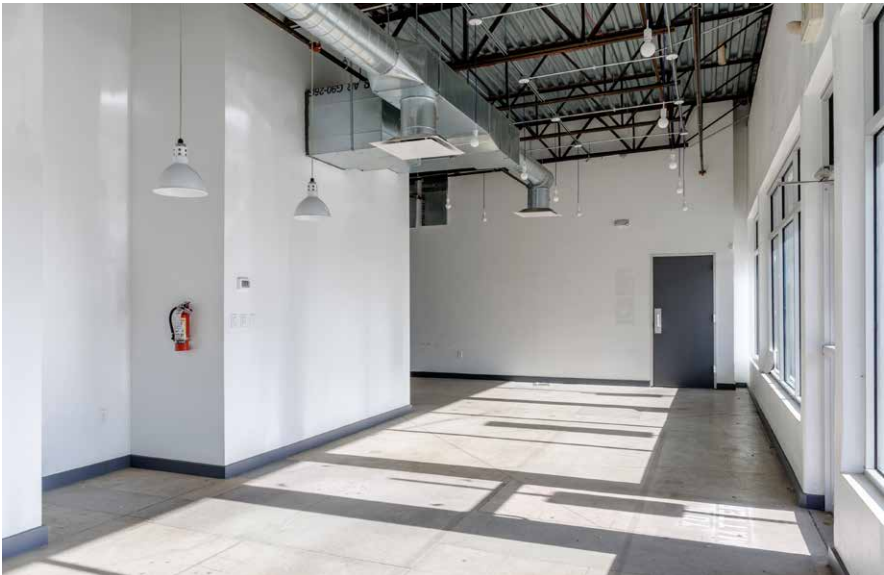
Ellen Cummings
ellen@zallcompany.com
206.478.5658

Marin Dornseif
marin@zallcompany.com
720.217.9884

The information contained in this brochure was compiled from reliable sources, however, The Zall Company, LLC does not warrant nor guarantee the accuracy of the representation herein. The Zall Company and its broker associates, as listed, are representing the Landlord/Seller of this property. Different brokerage relationships exist.

zallcompany.com

2470 N Broadway
Denver, CO 80205



For leasing information, contact

Ellen Cummings
ellen@zallcompany.com
206.478.5658

Marin Dornseif
marin@zallcompany.com
720.217.9884

The information contained in this brochure was compiled from reliable sources, however, The Zall Company, LLC does not warrant nor guarantee the accuracy of the representation herein. The Zall Company and its broker associates, as listed, are representing the Landlord/Seller of this property. Different brokerage relationships exist.

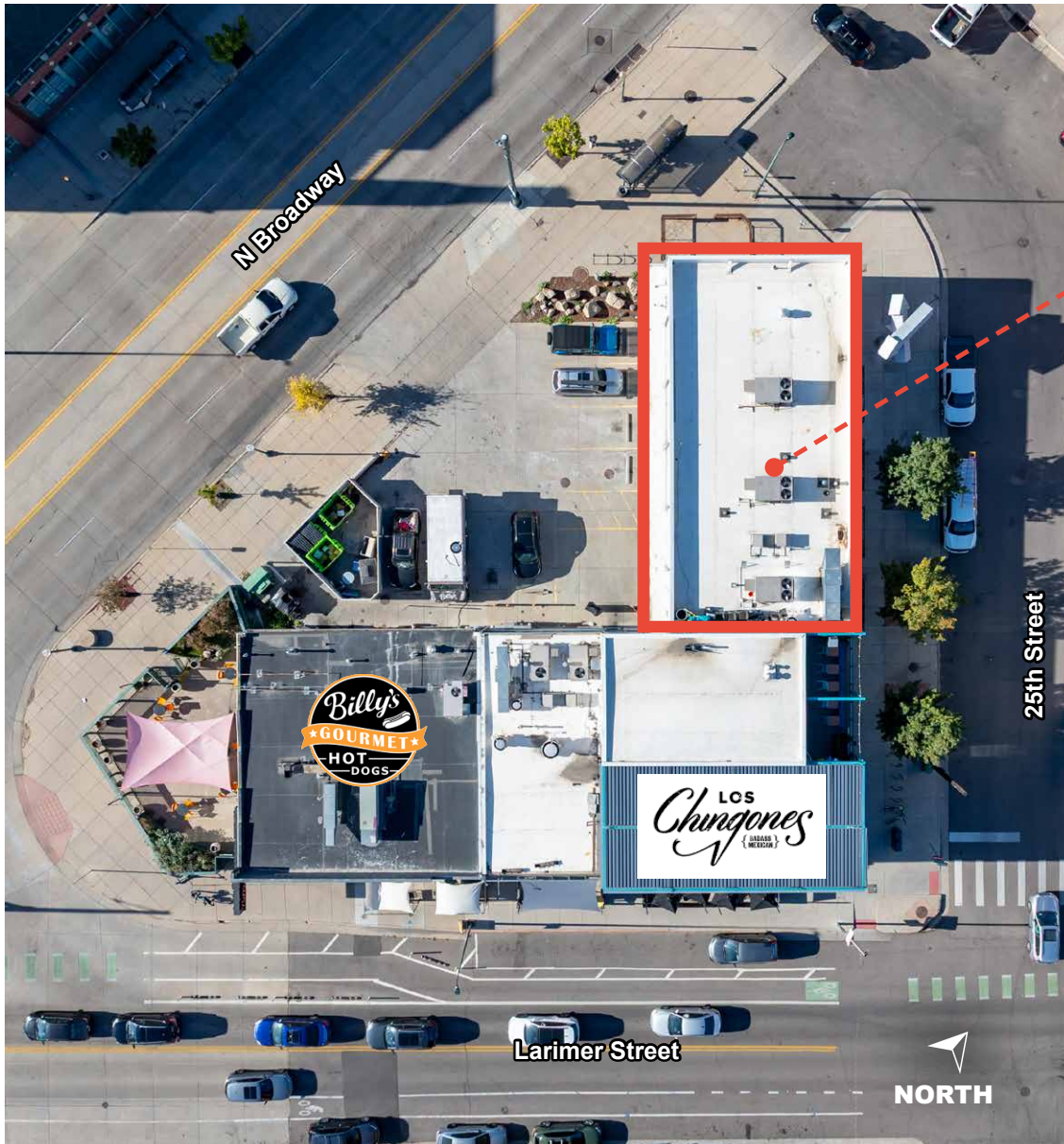
2470 N Broadway
Denver, CO 80205

SUITE A & B: 2,566 SF FOR LEASE

Demographics

	1 Mile	3 Miles	5 Miles	10 Miles
2024 Households	29,288	116,511	213,638	158,536
Average HH Income	\$118,703	\$114,081	\$113,479	\$137,638
Total Consumer Spending	\$916.4M	\$3.8B	\$7.2B	\$5.4B
Total Entertain. & Hobbies Spending	\$136.5M	\$559.5M	\$1.1B	\$805.2M
Total Food Away From Home	\$121.1M	\$472.1M	\$863.9M	\$670.8M

Source: CoStar



For leasing information, contact

Ellen Cummings
ellen@zallcompany.com
206.478.5658

Marin Dornseif
marin@zallcompany.com
720.217.9884

The information contained in this brochure was compiled from reliable sources, however, The Zall Company, LLC does not warrant nor guarantee the accuracy of the representation herein. The Zall Company and its broker associates, as listed, are representing the Landlord/Seller of this property. Different brokerage relationships exist.

zallcompany.com

2470 N Broadway
Denver, CO 80205



For leasing information, contact

Ellen Cummings
ellen@zallcompany.com
206.478.5658

Marin Dornseif
marin@zallcompany.com
720.217.9884

The information contained in this brochure was compiled from reliable sources, however, The Zall Company, LLC does not warrant nor guarantee the accuracy of the representation herein. The Zall Company and its broker associates, as listed, are representing the Landlord/Seller of this property. Different brokerage relationships exist.