

2260

S BROADWAY

DENVER, CO 80210

\$895,000 ~~**\$995,000**~~

SALE PRICE



OWNER/USER OPPORTUNITY
WITH UPSIDE

LOVESTRUCK TATTOO

AVAILABLE
303.321.5888

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400 S. Broadway | Denver, CO 80209

PROPERTY HIGHLIGHTS

Address	2260 S Broadway Denver, CO 80210
Sale Price	\$895,000
Price Per SF	\$233.56/SF
Building Size	3,832 SF
Lot Size	6,250 SF (0.14 AC)
Taxes (2025)	\$18,935
Zoning	U-MS-3
Year Built	1950

PROPERTY DESCRIPTION

The Denver Infill Specialists are pleased to present 2260 S Broadway, a storefront retail opportunity located along Denver's vibrant South Broadway corridor. This highly visible property benefits from strong pedestrian traffic, excellent accessibility, and proximity to surrounding neighborhoods, major roadways, and public transit.

Surrounded by a diverse mix of popular restaurants, breweries, retailers, and entertainment venues, 2260 S Broadway is positioned in one of Denver's most active commercial districts. Zoned U-MS-3, the property offers flexibility for a variety of retail, service, showroom, or creative commercial uses.

With its prime location, storefront presence, and adaptable layout, 2260 S Broadway presents an exceptional opportunity for owner/users and investors seeking a dynamic and established South Broadway address.

- Versatile showroom and storage space with flexible commercial use potential
- High-profile South Broadway location with exceptional visibility
- Dedicated off-street parking enhances accessibility
- Excellent signage opportunities along a major traffic corridor
- Adjoining space leased to existing tenant on a 5-year term generating \$3,200 monthly MG
- Available for lease – Contact Broker



ADDITIONAL PHOTOS



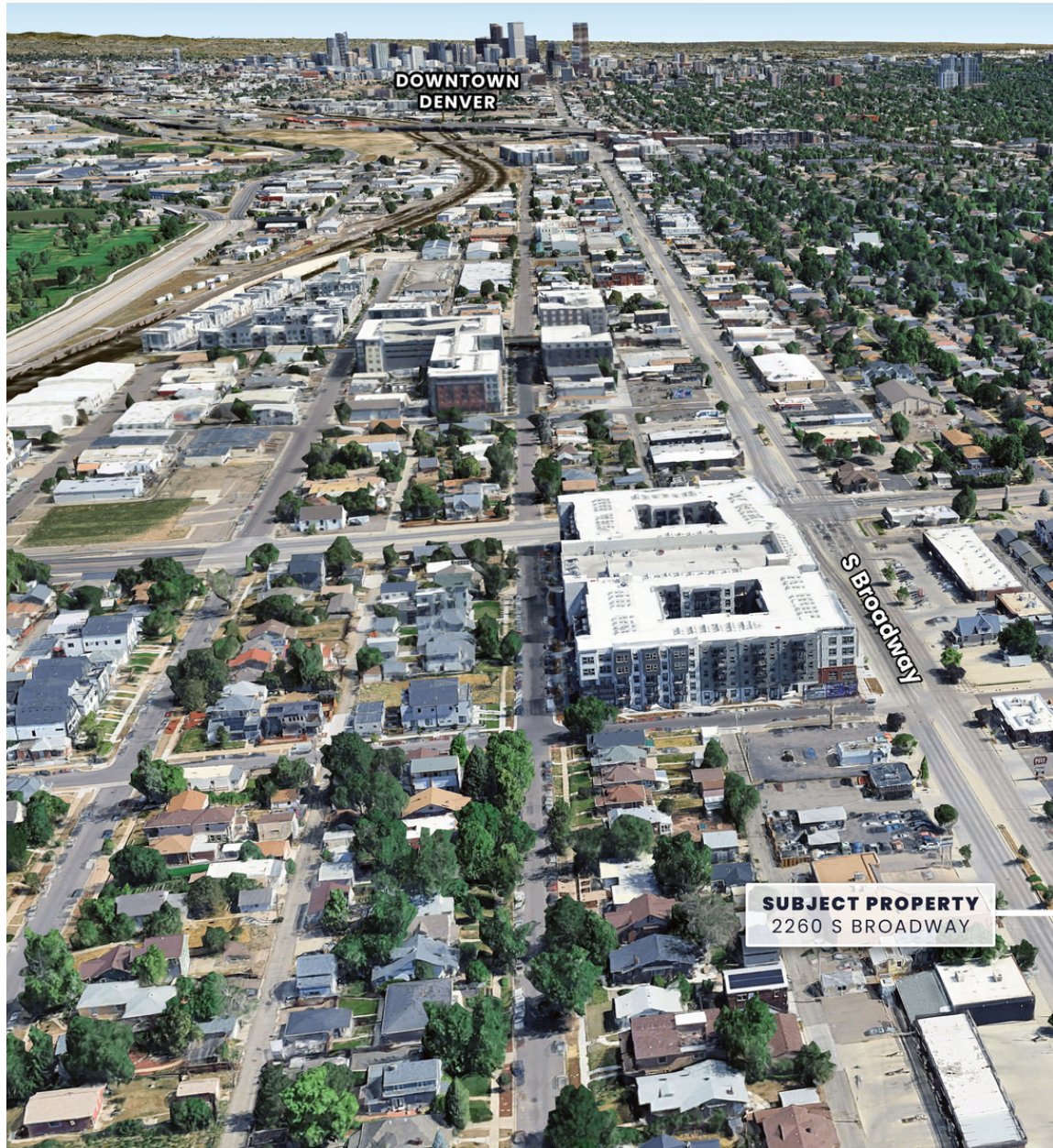
RETAIL MAP



LOCATION MAP



SOUTH BROADWAY



SOUTH BROADWAY HISTORY

South Broadway in Denver is a vibrant blend of history and modernity. Originating as a fruit transport path in the 1870s, it evolved with horse-drawn trolleys, cable cars, and electrified trolley lines, becoming a vital artery by 1898. Once home to Henry Ford's Model T Truck plant, it now boasts a lively mix of taverns, vintage shops, eateries, art galleries, and music venues, particularly in the Baker neighborhood. Known for "Antique Row" with nearly 100 antique stores, it also offers diverse dining options and entertainment like Punch Bowl Social, the Gothic Theatre, and Levitt Pavilion Denver. With craft breweries, unique shops, and annual events like the Underground Music Showcase, South Broadway remains a dynamic cultural hub reflecting Denver's past and future.

WHY DENVER?

Growth & Talent

- **#1** Economy in the nation for 3 straight years.
- Denver ranks **#3** Top Moving Destination and Colorado ranks **#5** in states where people are moving to. (2020, Penske + Uhaul)
- Denver is currently growing at **1.48%** annually and its population has increased by **24.82%** (2021) since the 2010 census.
- Denver ranks **#12** for tech talent across North America. The number of tech workers has grown **31.1%** since 2015.
- Denver's millennial population, aged 22 to 36, has grown **20.1%** since 2014 making it the **#3** most concentrated market of millennials in the country.
- Denver's average salary is \$107,481 which ranks **#9** for cities across North America.

#1

**Best State
Economy**
U.S. News

#2

**Best Place
to Live**
U.S. News

#3

**Fastest Growing
State This Decade**
U.S. Census

A BURGEONING BUSINESS HUB



AEROSPACE & DEFENSE



ENERGY



LIFE SCIENCE



Finance



EDUCATION



FOOD & BEVERAGE



BIOSCIENCE



TECHNOLOGY & TELECOM



GOVERNMENT



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