

# BROADWAY FLEX SPACE

6835 & 6841 N Broadway, Denver, Colorado



## 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  |

## CONTACT

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## PROPERTY OVERVIEW

- 2,628 SF - 5,256 SF flex units for 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



**CROSBIE**  
REAL ESTATE  
GROUP

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70TH AVE



PECOS ST

BROADWAY

WASHINGTON ST

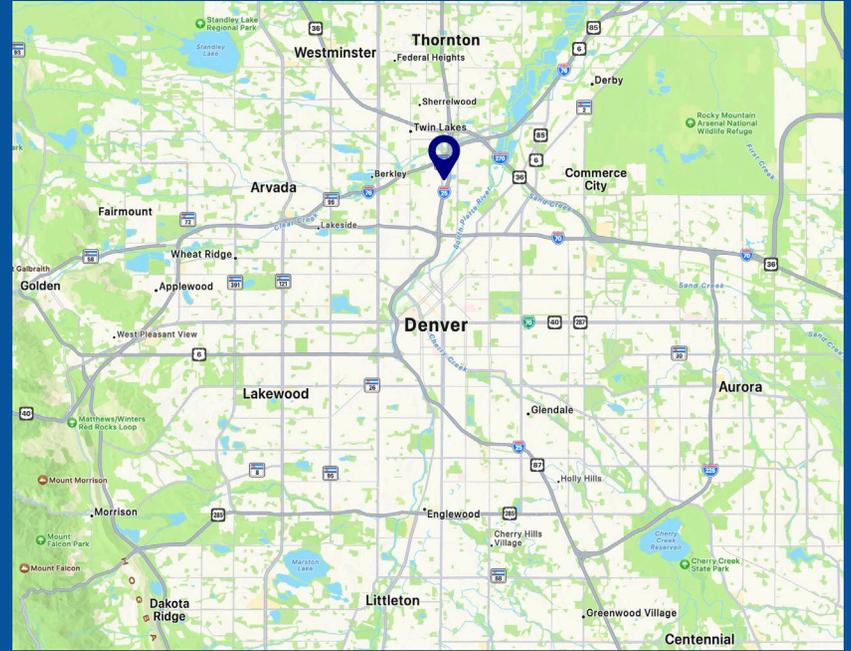


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