



**FOR LEASE: RETAIL | OFFICE**

**2,610**  
SQUARE FEET

**\$25.00/SF**  
MG LEASE RATE

**\$6.97/SF**  
TAX/INSURANCE



**FIRST FLOOR RETAIL OR OFFICE SPACE FOR LEASE**

**OFFERED BY:**

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**56 S. Broadway**  
**Denver, CO 80209**



## EXECUTIVE SUMMARY



### OFFERING SUMMARY

Available SF: 2,610 SF

Lease Rate: \$25.00/SF (MG)

Tax/Insurance: \$6.97/SF

Year Built: 1900

Building Size: 5,220 SF

Zoning: G-MS-5

### PROPERTY OVERVIEW

Available For Lease is a 2,610 SF 1st floor Retail or Office Space at 56 S Broadway. The space features 12' high ceilings, brick walls, hardwood floors, exposed duct work, a 2 car garage, an additional +/-1,000 SF of basement storage space and exterior tenant signage. The property is well located in the heart of the South Broadway corridor, a thriving, highly desired micro-market with unique mix of restaurants, shops and residential living. There is great visibility and storefront presence to both drive-by and foot traffic in this busy stretch of South Broadway providing tenants ample exposure for their business. Whether Retail or Office use, this property provides an exceptional space for businesses looking to establish themselves in the South Broadway corridor.

### PROPERTY HIGHLIGHTS

- Versatile Retail or Office Space
- Expansive Windows for Abundant Natural Light
- Spacious Layout with High Ceilings
- Excellent Visibility and Accessibility
- Prominent and Vibrant South Broadway Location

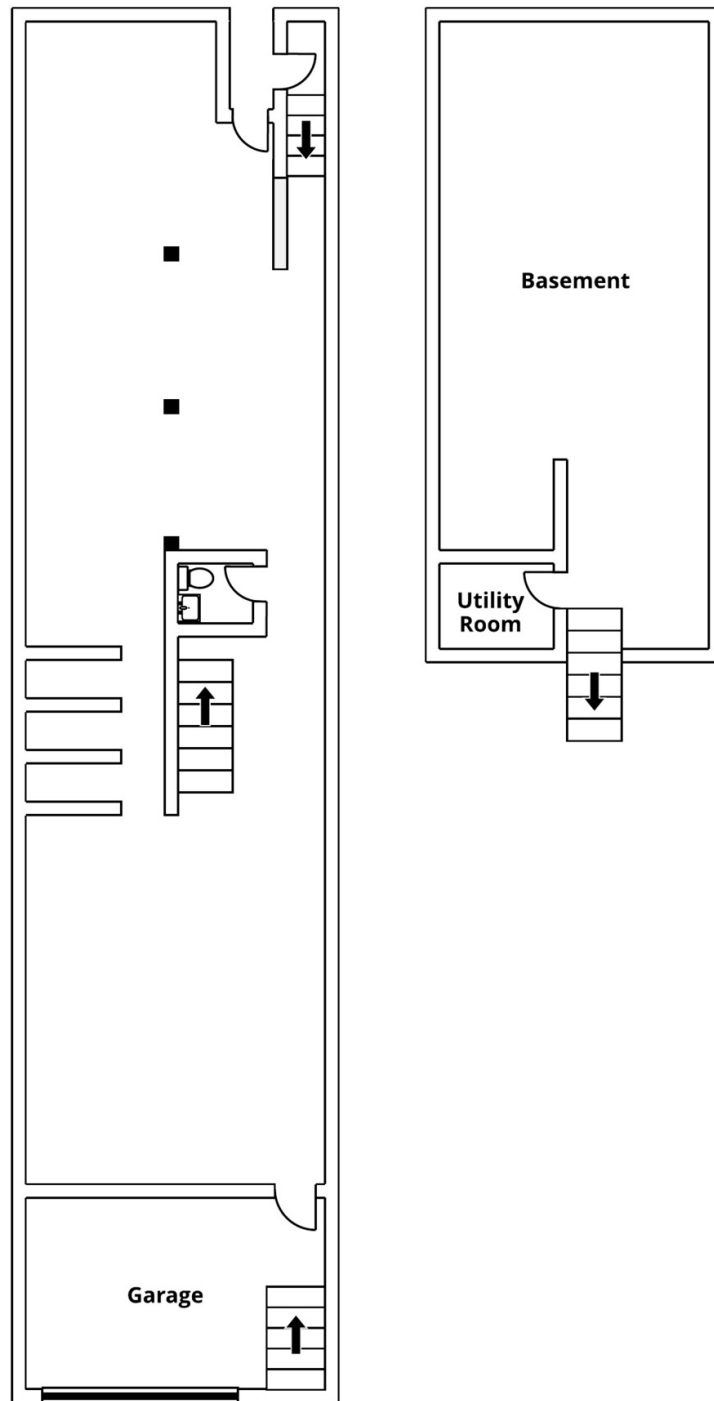
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## ADDITIONAL PHOTOS



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PROPERTY SUMMARY



LOCATION DESCRIPTION

56 S. Broadway is well located in the South Broadway corridor, one of Denver’s most unique streets featuring an eclectic mix of restaurants, shops, and residential living. There is easy access to the property from I-25, the West Wash Park and Historic Baker District neighborhoods, and the newly developed South Broadway two-way bike lanes right outside the front door of the building. The property has a Walk Score of 97 as well as visibility and exposure to 24,000 vehicles per day on Broadway.

The property is within minutes of Downtown Denver, Cherry Creek and the RTD LightRail Station at Broadway and I-25. 56 S. Broadway’s location benefits from an in-demand Retail and Entertainment trade area, a desirable residential leasing market and the high volume of 7 day a week, day and night time foot traffic on South Broadway.

DEMOGRAPHICS	1 MILE	2 MILES	3 MILES
Total Households	13,970	49,249	92,203
Total Population	23,822	87,479	176,945
Average HH Income	\$63,551	\$69,406	\$73,171

## LOCATION MAP

