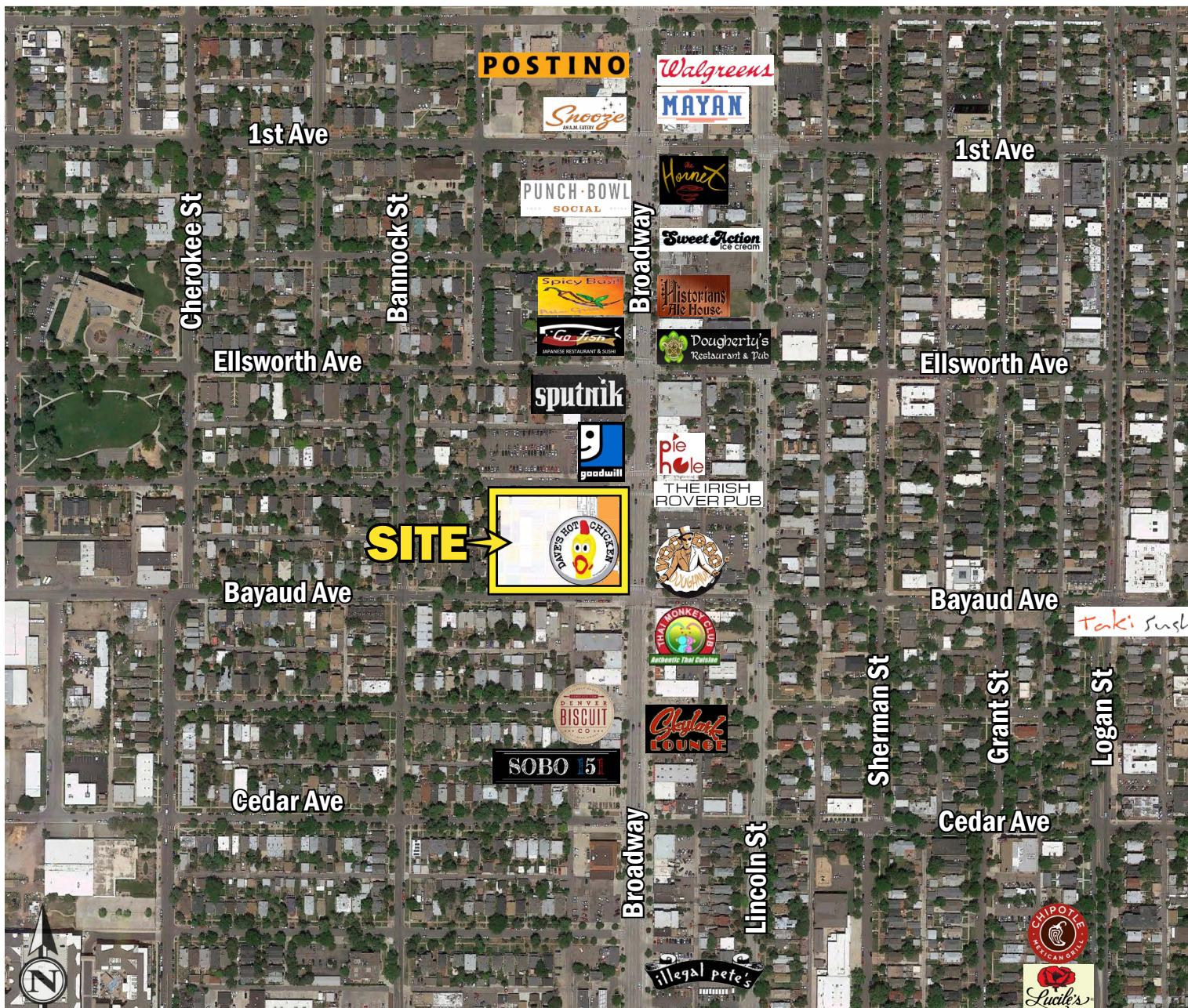


TRADE AREA DEMOGRAPHICS

TRAFFIC COUNTS

	1 Mile	2 Mile	3 Mile
Population	29,029	101,845	238,763
Average HH Income	\$150,957	\$148,785	\$146,448
Businesses	2,675	10,162	23,884
Employees	17,726	90,119	252,083

Source: Applied Geographic Solutions, 2025 Estimates

On Broadway north of Bayaud Avenue | 17,734 Cars/day
Source: CDOT 2025

FOR MORE INFORMATION, PLEASE CONTACT

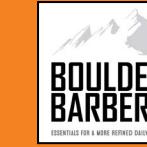
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99 SOUTH BROADWAY - DENVER, COLORADO



- Join:    
- 4,159 SF ideal for restaurant. Chase and greasetrap in place.
- Located in the heart of the vibrant S. Broadway District.
- Dedicated retail parking in the garage.
- Located between two signalized intersections providing excellent access and visibility.

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RETAIL BROKERAGE

Conceptual rendering and site plan subject to change without prior notice.

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