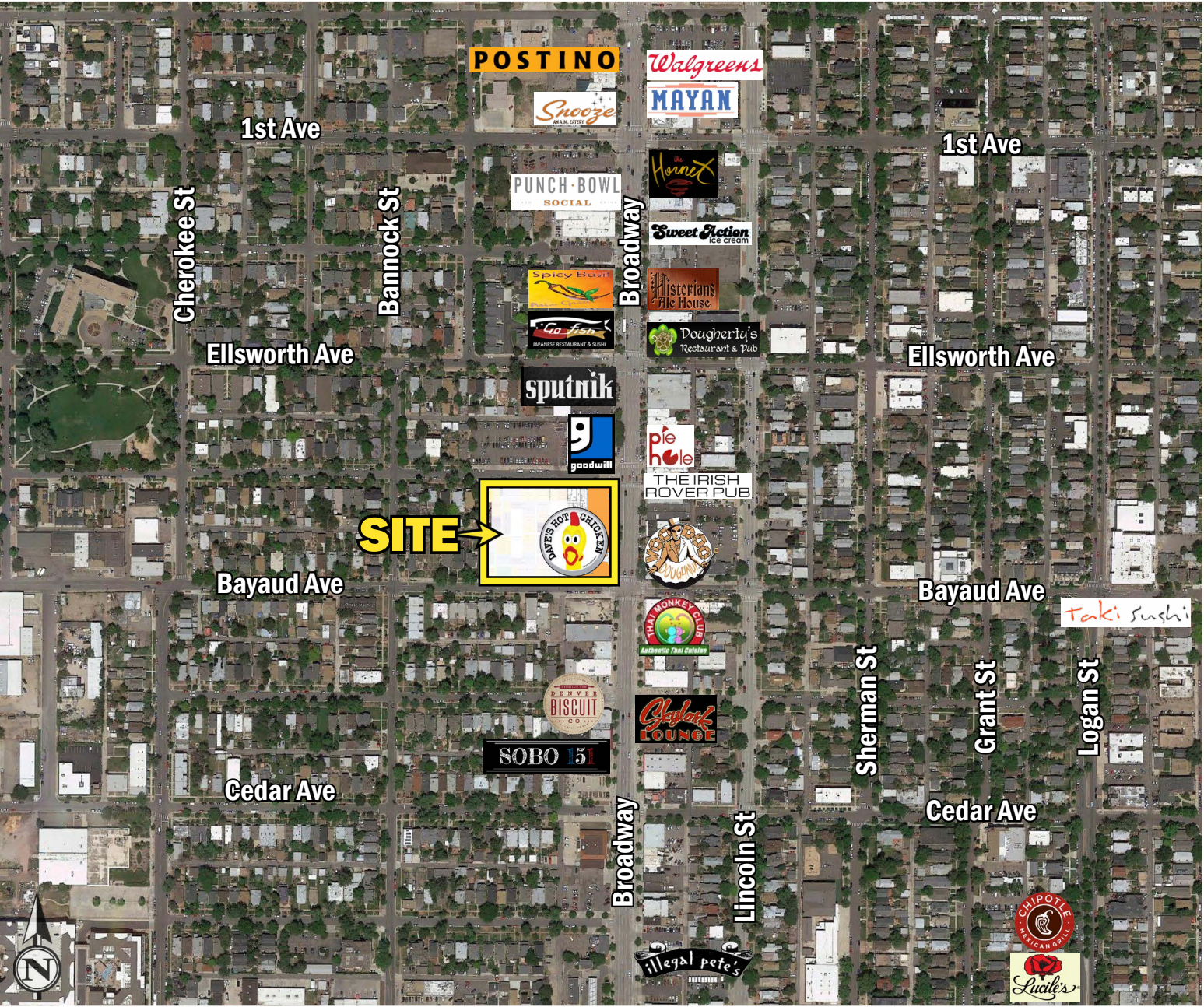


TRADE AREA DEMOGRAPHICS

TRAFFIC COUNTS

	1 Mile	2 Mile	3 Mile	On Broadway north of Bayaud Avenue	17,734 Cars/day
Population	29,029	101,845	238,763	Source: CDOT 2025	
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



FOR MORE INFORMATION, PLEASE CONTACT

dhlb
RETAIL BROKERAGE

PHILIP HICKS
303.694.6082
phil@dhlb.com

ROBIN NICHOLSON
303.577.9971
robin.nicholson@dhlb.com

CLICK HERE FOR
BROKER DISCLOSURE



NEW RETAIL AVAILABLE

99 S. BROADWAY

99 SOUTH BROADWAY - DENVER, COLORADO



• Join:



2nd STREET

- 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.

PHILIP HICKS
303.694.6082
phil@dhlb.com

ROBIN NICHOLSON
303.577.9971
robin.nicholson@dhlb.com

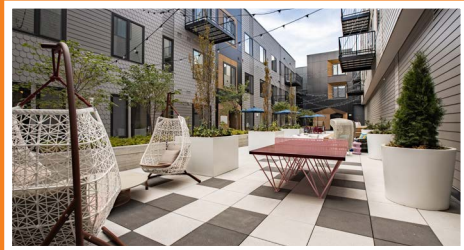
dhlb
RETAIL BROKERAGE



NEW RETAIL AVAILABLE

99 SOUTH BROADWAY

99 SOUTH BROADWAY - DENVER, COLORADO



dhlb
RETAIL BROKERAGE

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

The information contained herein was obtained from sources deemed reliable. David, Hicks and Lampert Brokerage, LLC makes no warrant and assume no liabilities whatsoever for the accuracy or use of this data.

