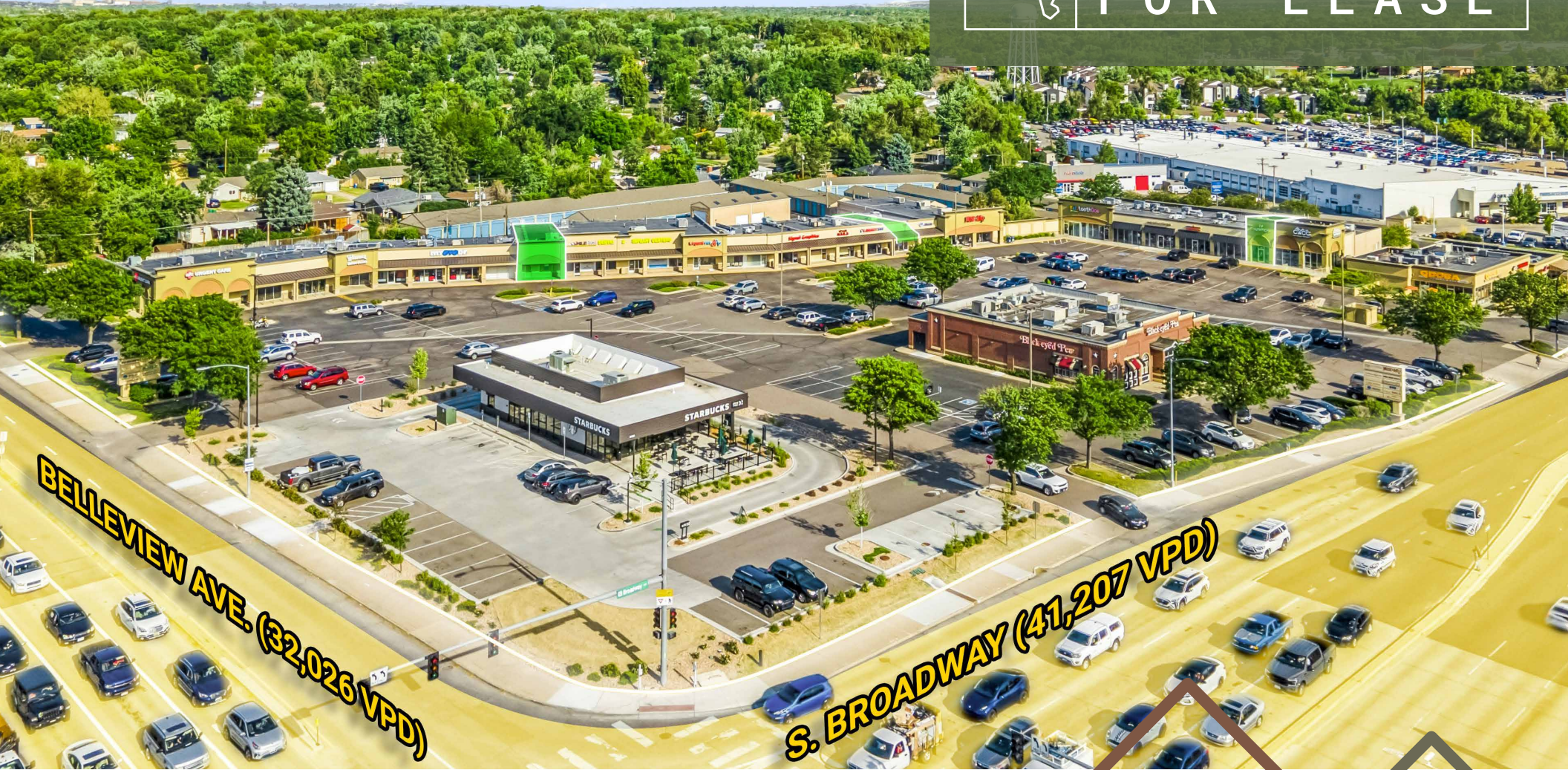


BROOKRIDGE SHOPPING CENTER

5102-5198 S BROADWAY, ENGLEWOOD, CO 80013



1,050 - 2,120 SF
FOR LEASE



KINSEY & COMPANY
COMMERCIAL REAL ESTATE

Jason F. Kinsey
Managing Principal
720-280-5757
Jason@KinseyCRE.com

Brady Kinsey
Principal
303-847-1295
Brady@KinseyCRE.com

Availability

- Pricing: Contact Broker
- SF: 1,050 - 2,120 SF

Traffic Counts

- Broadway: 41,207 VPD
- Bellevue Ave: 32,026 VPD

Source: 2024 MPSI Estimate

BROOKRIDGE SHOPPING CENTER



BELLEVUE AVE. (32,026 VPD)

Highlights

- Located at busy intersection that has exposure to 73,233 VPD
- Multiple points of ingress and egress off of both Broadway and Bellevue Ave
- Densely populated area with 56,237 people in a 3 mile radius.
- Join co-tenants such as Starbucks, Qdoba, Phenix Salon Suites, AFC Urgent Care and more

No representations or warranties, expressed or implied, are made as to the accuracy of the information contained herein. Prospective tenant must independently verify the information and bears all risk for inaccuracies. Prices, terms, and availability are subject to change and/or withdrawal without notice



Tenants

1. Black-Eyed Pea
2. Starbucks
3. AFC Urgent Care
4. Phenix Salons
5. My Eye Dr

6. AVAILABLE - 1,555 SF

7. Mile High Dental & Implant Centers
8. Urgent Vet
9. Signal Graphics
10. Vogue Nails
11. Liberty Tax

12. AVAILABLE - 1,050 SF

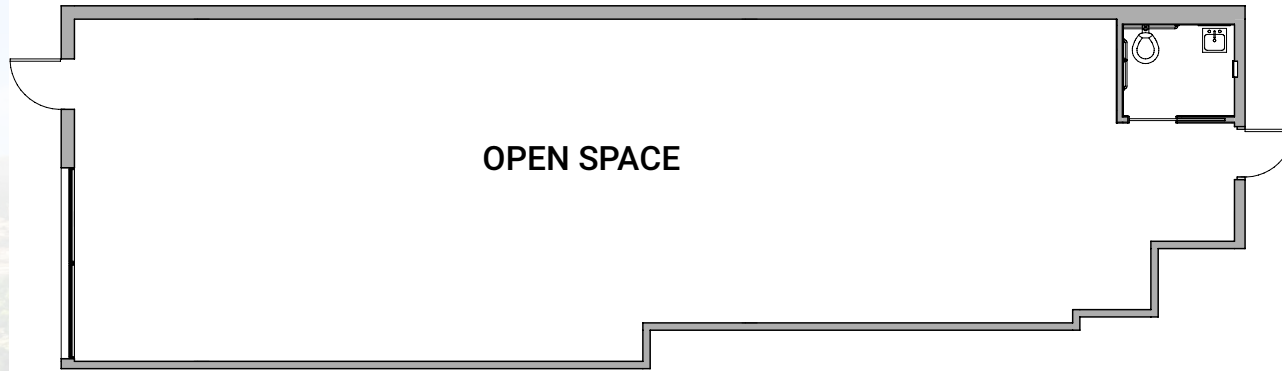
13. Allstate
14. Music & Arts
15. Kids Tooth Doc
16. Pottery Painting
17. Chiropractor

18. AVAILABLE - 2,120 SF

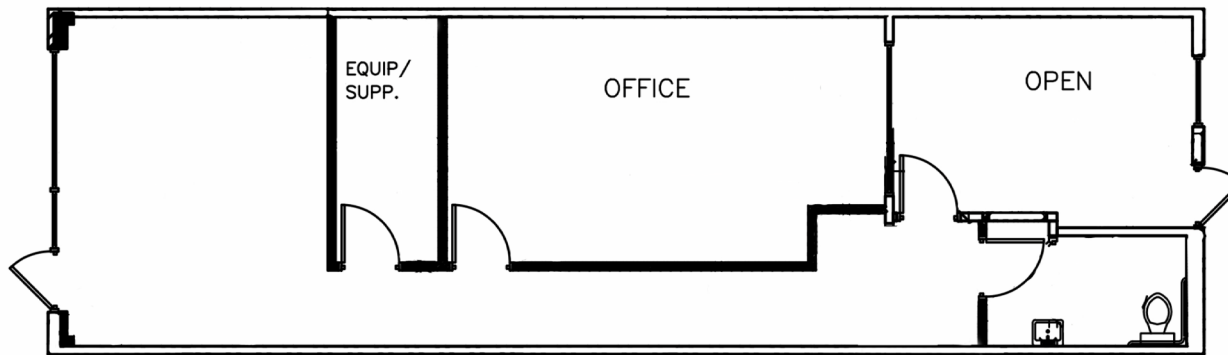
19. CACC Physical Therapy
20. Qdoba
21. Papa Johns
22. Duffy Roll

No representations or warranties, expressed or implied, are made as to the accuracy of the information contained herein. Prospective tenant must independently verify the information and bears all risk for inaccuracies. Prices, terms, and availability are subject to change and/or withdrawal without notice

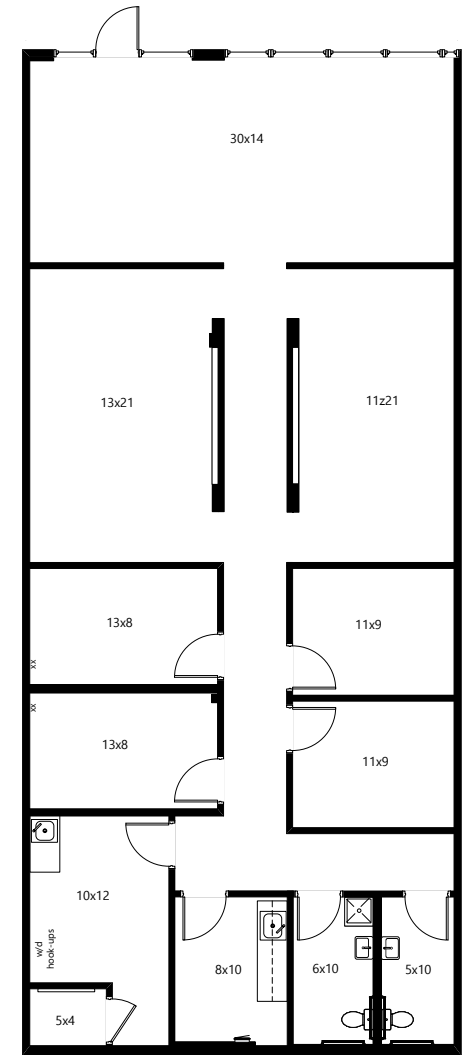
Floor Plans



5120 - 1,555 SF



5152 - 1,050 SF



5178 - 2,120 SF

BROOKRIDGE SHOPPING CENTER

Cherry Hills
Country Club

Cherry Hills Village

Glenmoor
Country Club

BELLEVUE - 32,026 VPD

Greenwood Village

Littleton
High School

SANTA FE DRIVE

UNIVERSITY

BROADWAY - 41,207

Pirates
Cove
Water
Park

LOWE'S

SPROUTS
FARMERS MARKET
WILLIAMS
JEWELERS

VECTRA BANK
Walgreens

Concentra
StorQuest
SELF STORAGE
CHUZE
FITNESS
Wendy's

KING
Soopers

Demographics

	1 Mile	3 Miles	5 Miles
Population	15,760	97,225	296,079
Average Household Income	\$91,134	\$109,480	\$121,541
Daytime Population	5,164	56,237	185,016

Source: CoStar



KINSEY & COMPANY
COMMERCIAL REAL ESTATE

Jason F. Kinsey
Managing Principal

720-280-5757

Jason@KinseyCRE.com

Brady Kinsey
Principal

303-847-1295

Brady@KinseyCRE.com

Disclaimer: The Interested Party acknowledges that any documents or information ("Materials") received from the Property Owner are provided solely for reference and review. The Property Owner makes no representations, expressed or implied, regarding the accuracy or completeness of these Materials. The Interested Party assumes full responsibility for evaluating all provided documents, which may include maps, schematics, and other property-related data. This includes, but is not limited to: (i) the structural integrity, condition, and features of the Property, including roofing, foundation, utilities, and landscaping; (ii) soil composition, geological factors, and groundwater conditions; (iii) the availability and adequacy of utility services; (iv) zoning, land use regulations, and development feasibility; (v) legal restrictions affecting the Property; (vi) adherence to applicable laws, codes, and regulations; (vii) potential environmental hazards on or near the premises; (viii) the quality of workmanship and materials in any existing structures; and (ix) the status of the Property's title. The Property Owner is not responsible for any conclusions drawn by the Interested Party based on these Materials. It is the sole duty of the Interested Party to conduct independent due diligence before finalizing any transaction. All documents are provided without warranty, and the Interested Party waives any claims against the Listing Agent and Property Owner regarding the accuracy or reliability of the information furnished.