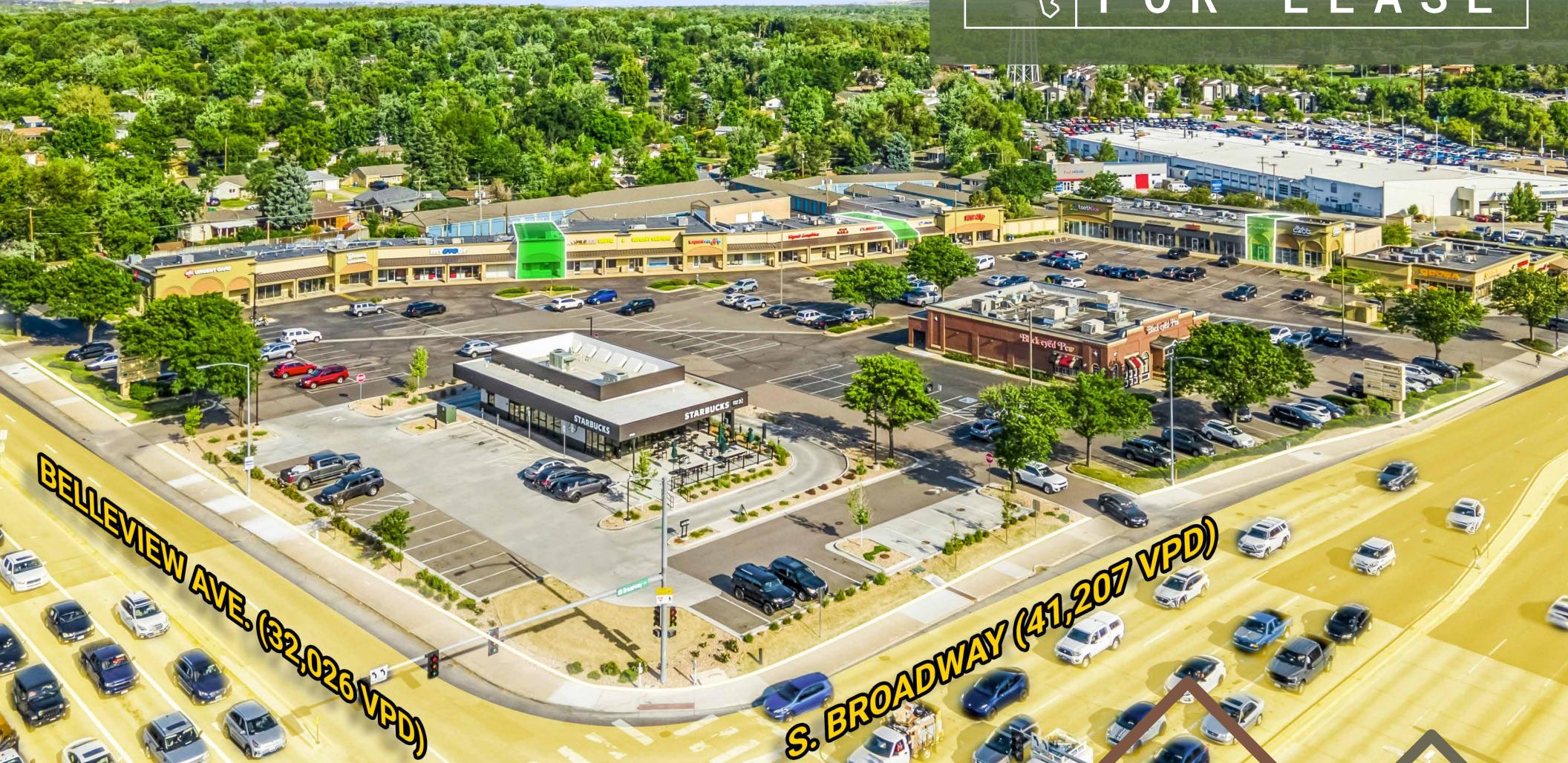


BROOK RIDGE SHOPPING CENTER

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

BROOKRIDGE SHOPPING CENTER

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



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.

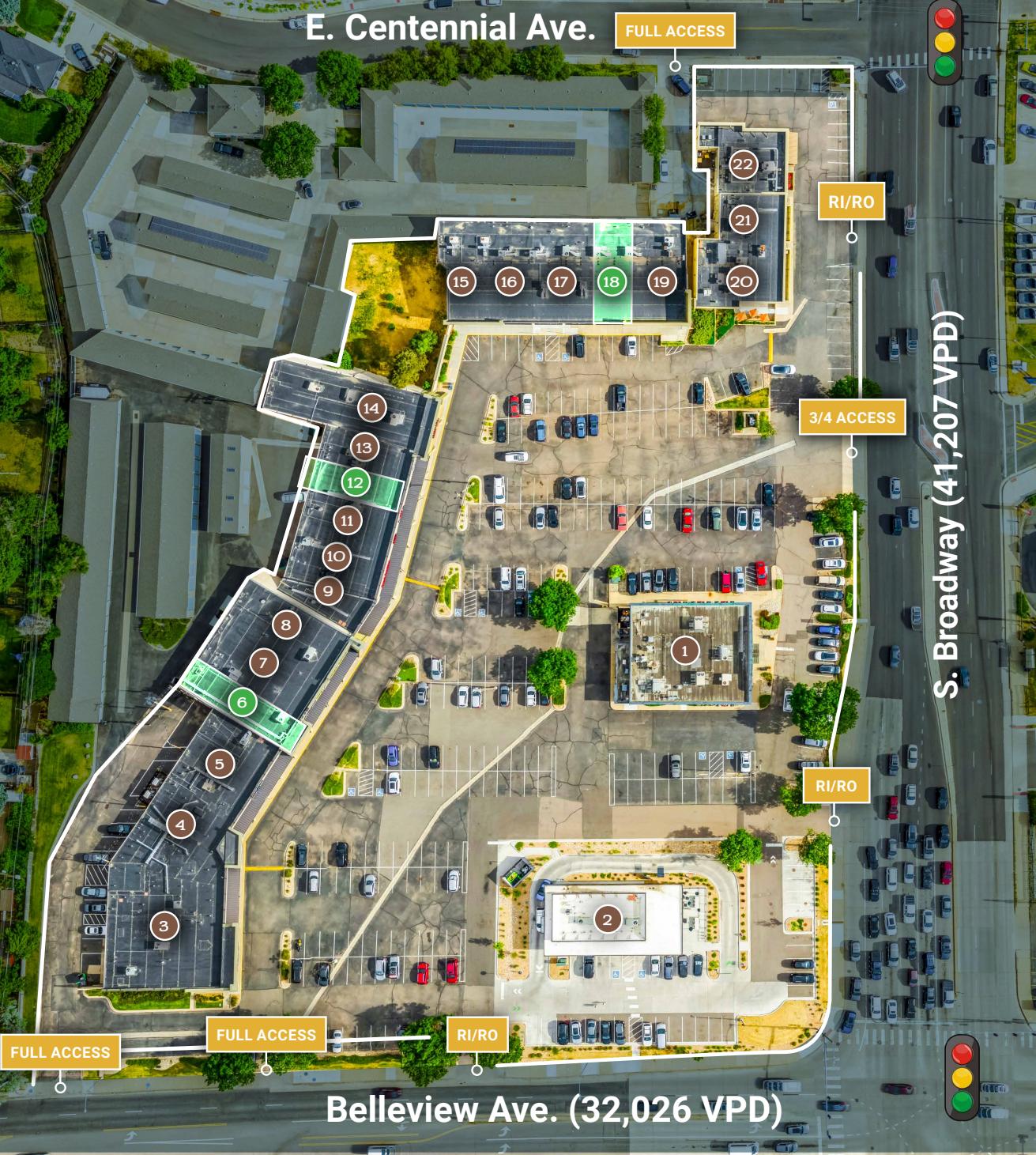
E. Centennial Ave.

FULL ACCESS

RI/RO

3/4 ACCESS

S. Broadway (41,207 VPD)



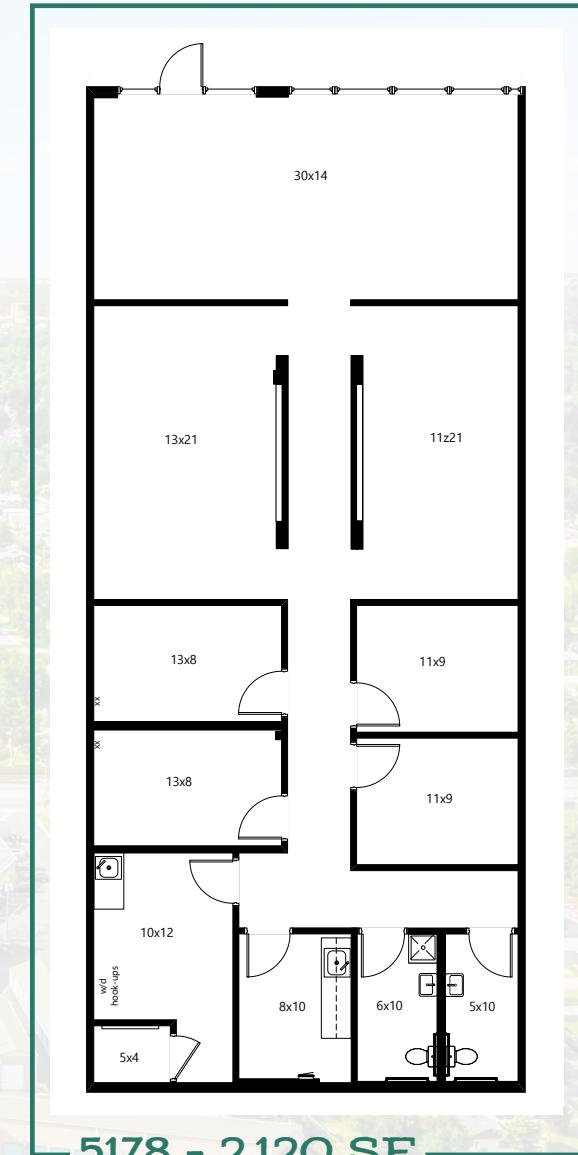
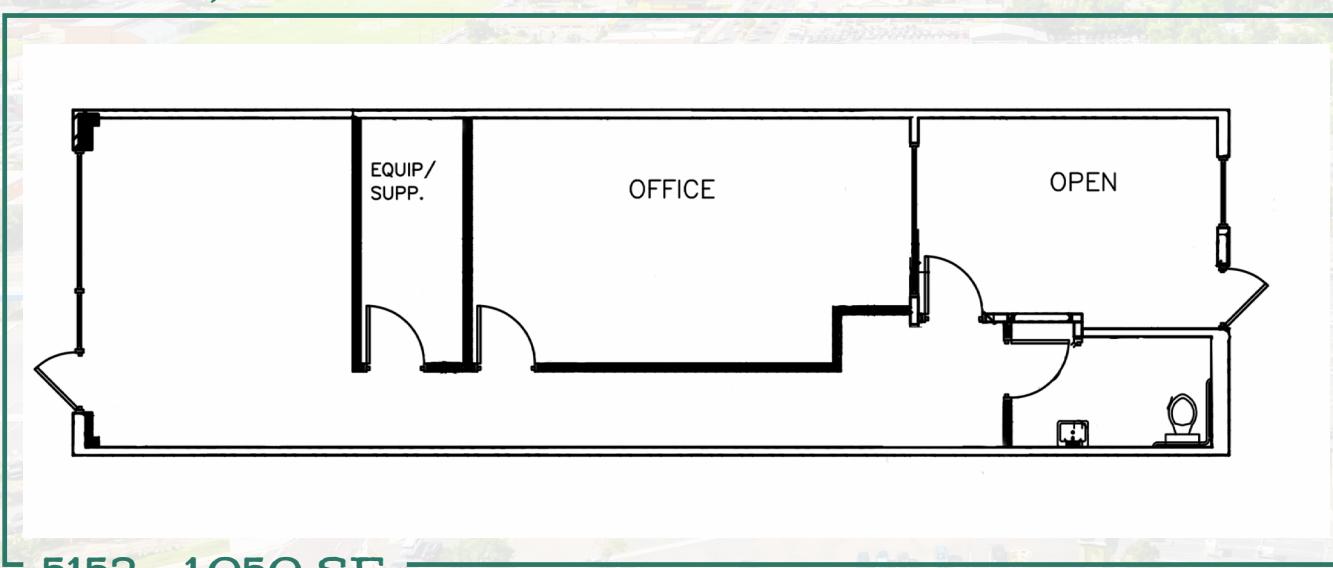
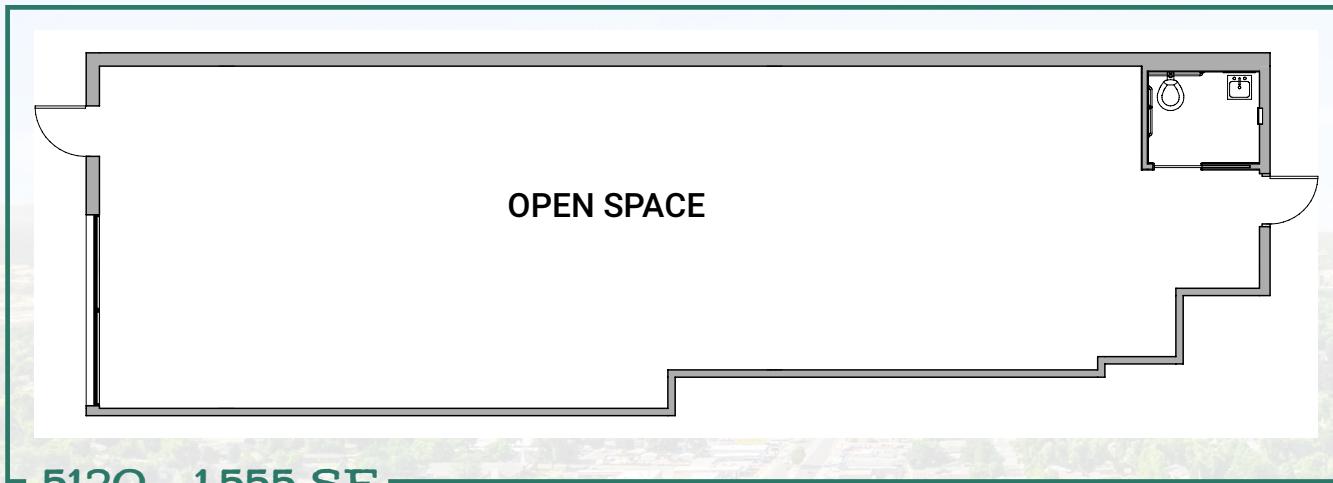
Bellevue Ave. (32,026 VPD)

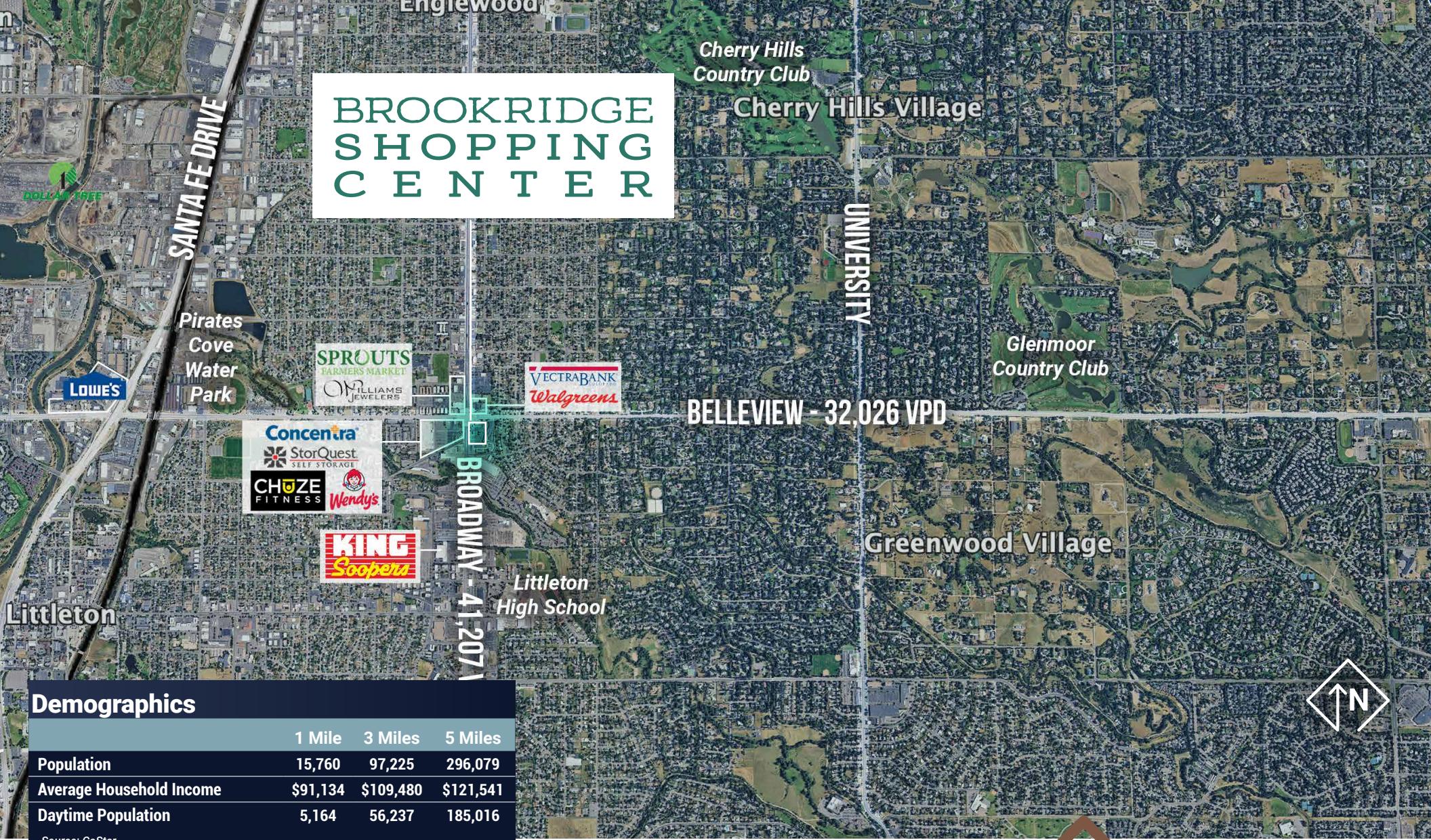
Tenants

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

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Floor Plans





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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.