

Retail Space for Lease

120 S BROADWAY, DENVER, CO 80209



Overview

Hoff and Leigh is proud to present 1,750 SF retail space for lease. 120 S Broadway is situated in Denver's premier shopping district, steps away from downtown. With an unbeatable Broadway exposure, this retail building offers a unique opportunity for your business to have an ideal presence in the Denver area. The building offers off-street parking and easy access to I-25 for convenient commuting. With its sizing and prime location, 120 S Broadway is the perfect setup for a profitable and flourishing venture. Don't miss your opportunity to bring your business to one of Denver's most popular neighborhoods!

1,750 SF: \$20.00 SF/YR + (\$6.17 PSF NNN) = \$3,816.46 / month

Highlights

- Unmatched Broadway Exposure
- Off-Street Parking
- Easy Access to I-25

Property Details



Lease Rate

\$20.00 SF/YR + (\$6.17 PSF NNN)



Space Available

1,750 SF



Building Size

1,750 SF



Zoning

U-MS-3

Rev: January 30, 2024

Our Network Is Your Edge

All information is from sources deemed reliable and is subject to errors, omissions, change of price, rental, prior sale, and withdrawal without notice. Prospect should carefully verify each item of information contained herein.

Lisa Langiewicz

C: 970.903.4198

O: 720.572.5187

LisaL@HoffLeigh.com

Brandon Langiewicz, SIOR

C: 715.512.0265

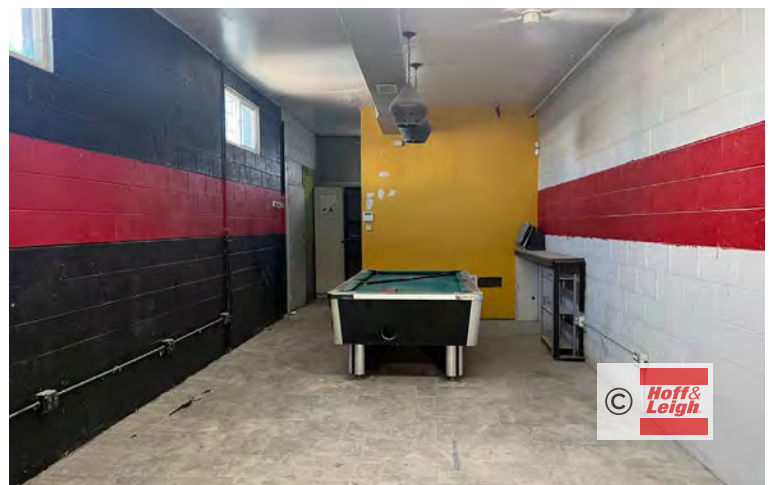
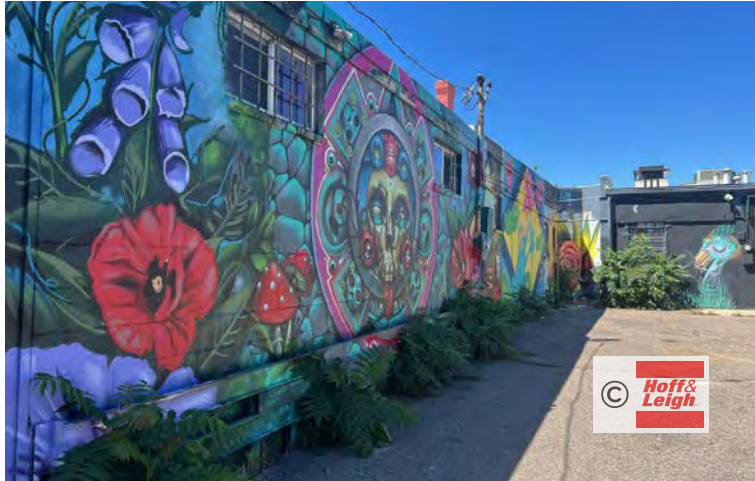
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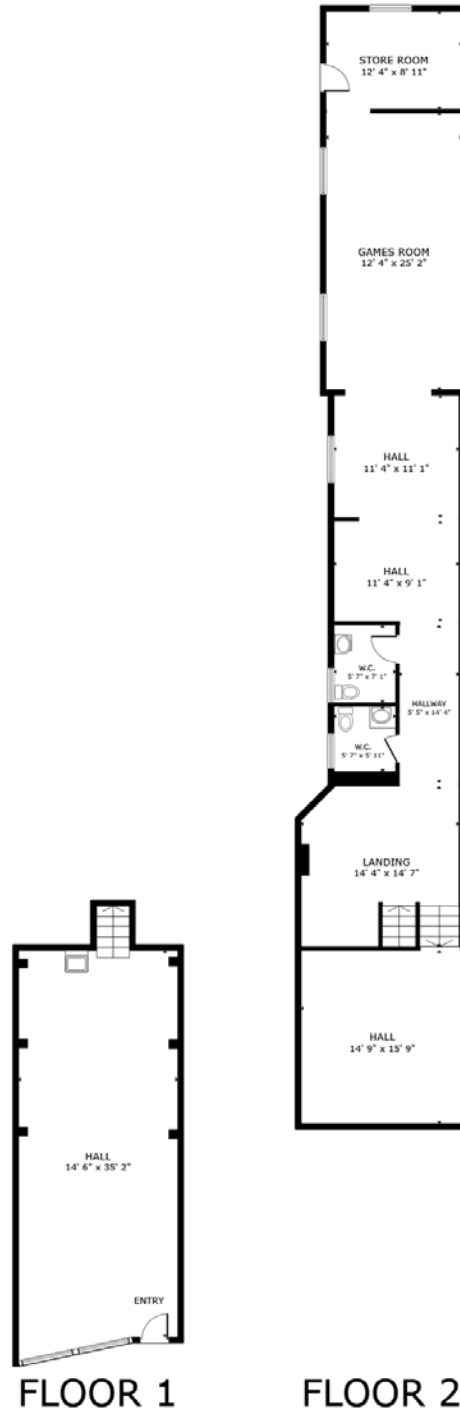
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DEMOGRAPHICS



241,568
Population



35.1
Median Age



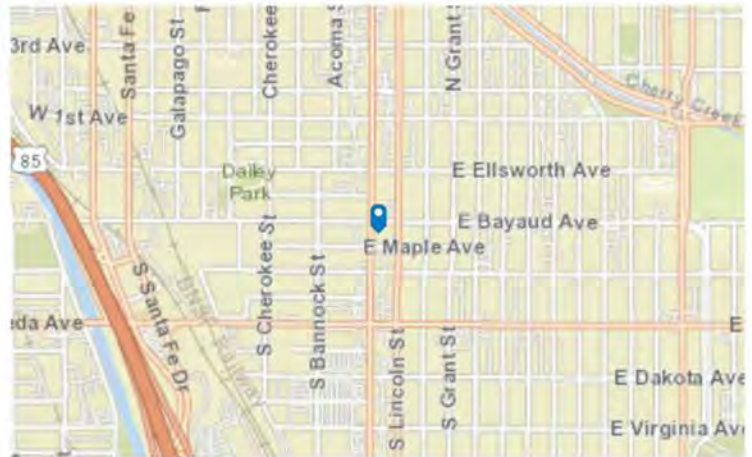
1.9
Average
Household Size



\$74,480
Median Household
Income

TRAFFIC COUNT

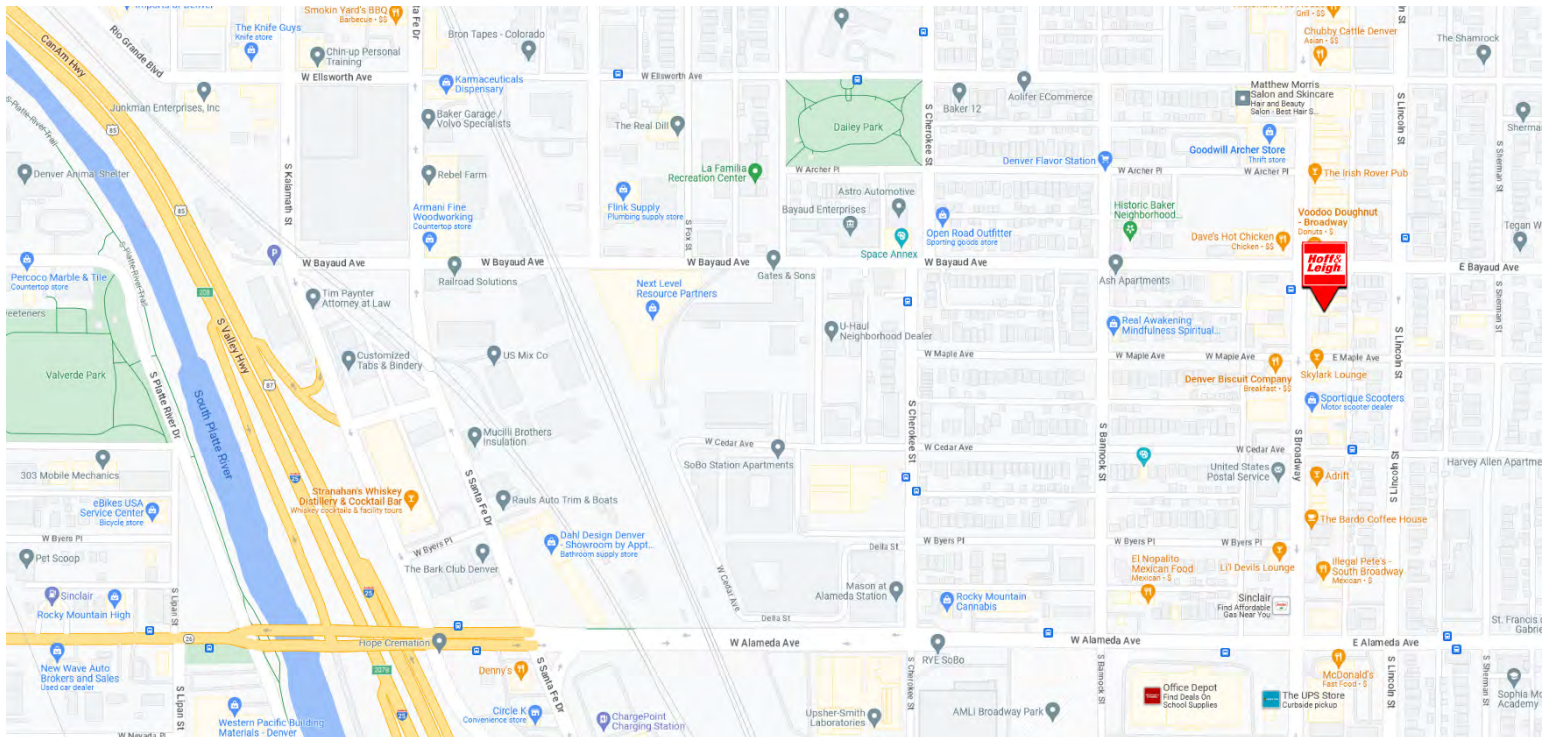
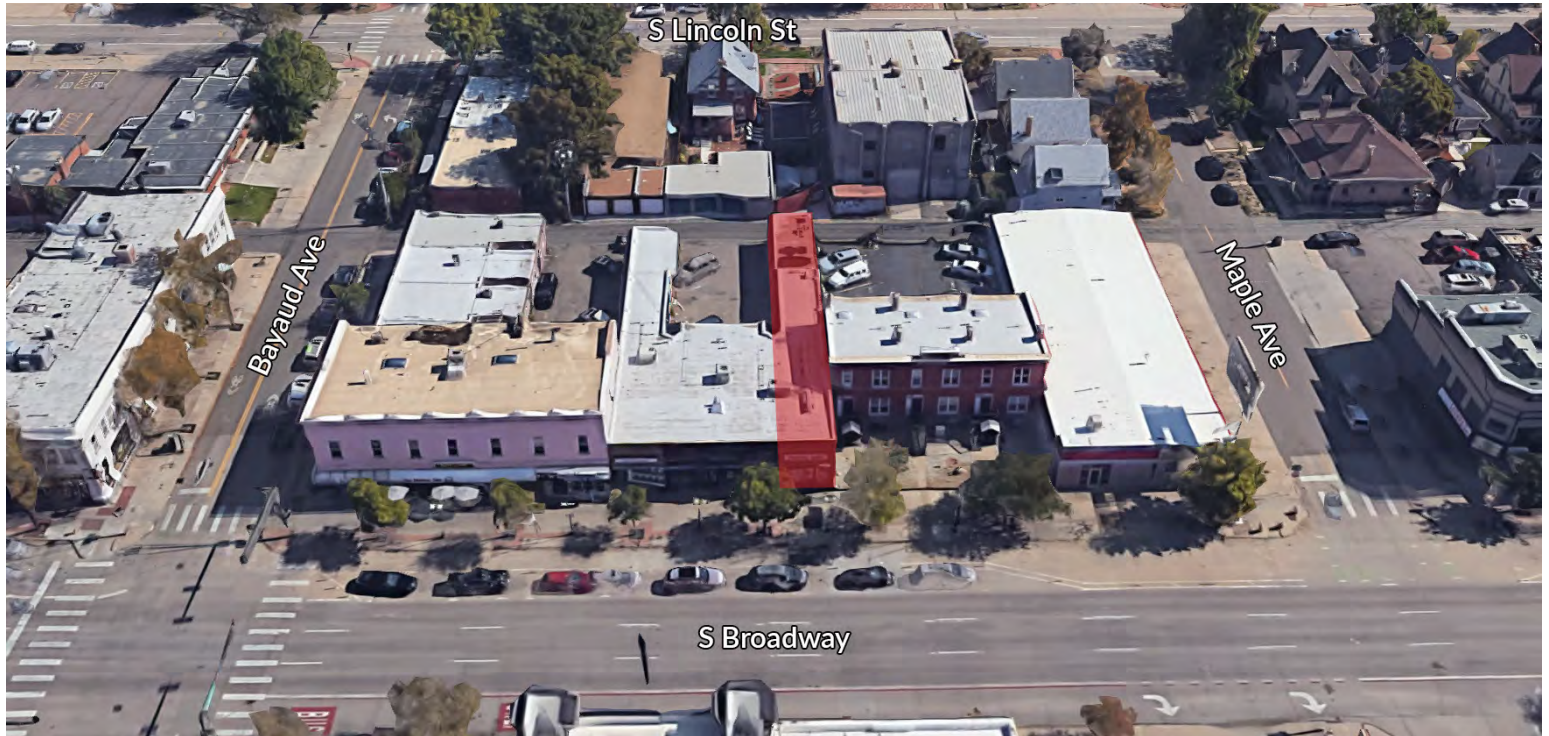
Cross street	Traffic 1	Distance
E Maple Ave	23,334	0.0
E Bayaud Ave	19,541	0.1
S Bannock St	792	0.1
S Bannock St	2,954	0.1
S Broadway	1,174	0.1



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