

# Prime Englewood Office with Broadway Exposure

4634 SOUTH BROADWAY ENGLEWOOD, COLORADO 80113



## Overview

Discover a versatile office building ideally positioned along busy South Broadway in the heart of Englewood. This well-maintained property offers a rare opportunity for an owner/user to occupy all or part of the building while benefiting from existing income from short-term tenants currently in place.





The property features a functional office layout with a mix of private offices, open work areas, and conference space — perfect for a variety of professional or medical users. Its prominent Broadway frontage provides excellent visibility and signage potential, while on-site parking ensures convenient access for employees and clients alike.

This location benefits from Englewood's dynamic commercial corridor, with proximity to Swedish Medical Center, downtown Englewood, and key transit routes. Whether you're seeking a stable investment with flexibility for future occupancy or a long-term headquarters with supplemental income, 4634 S Broadway offers an outstanding value proposition.

## Highlights

- Excellent Broadway Visibility & Signage
- On-Site Parking
- Income in Place with Short Term Tenants
- Flexible Floor Plan – Multi-Tenant or Single User
- Ideal for Owner/User or Investor
- Small Warehouse In Back

## Property Details

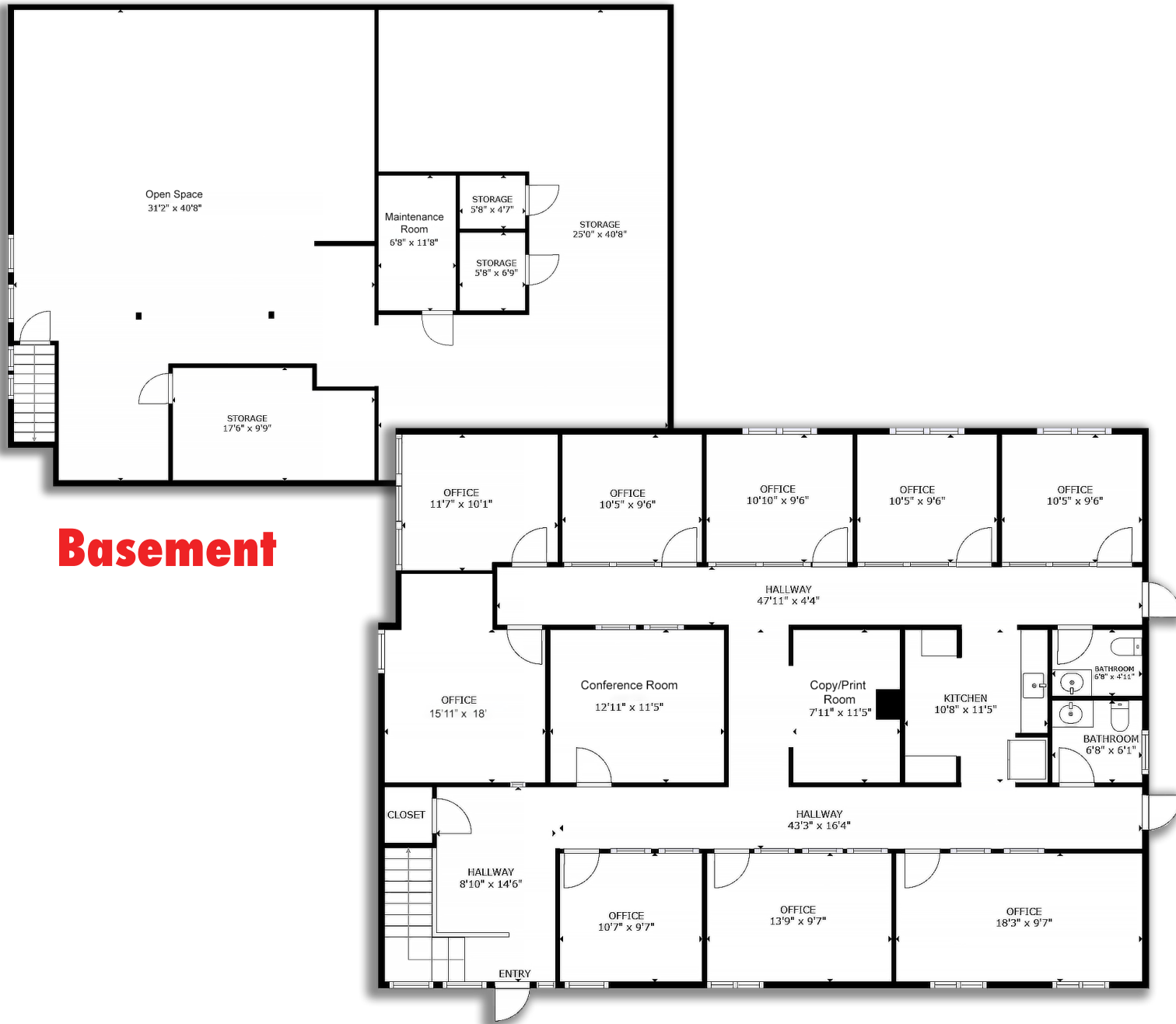
-  **Sales Price**  
\$692,000
-  **Building Size**  
2,537 SF
-  **Lot Size**  
0.22 Acres
-  **Zoning**  
B-2, Englewood

Rev: November 17, 2025



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## Main Floor

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## 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.



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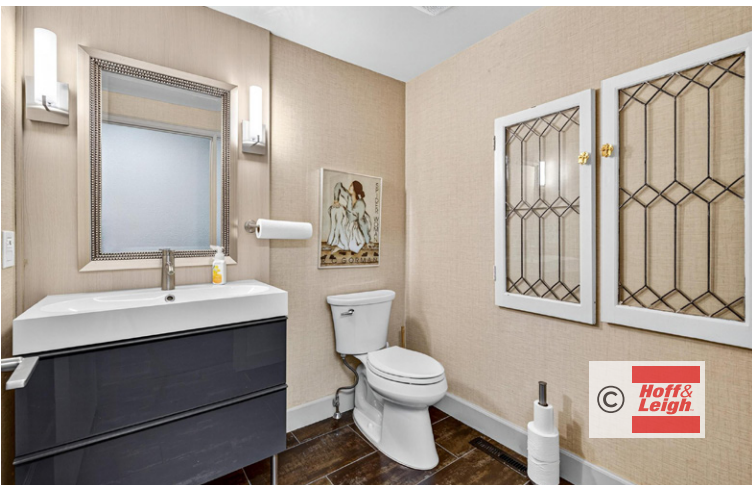
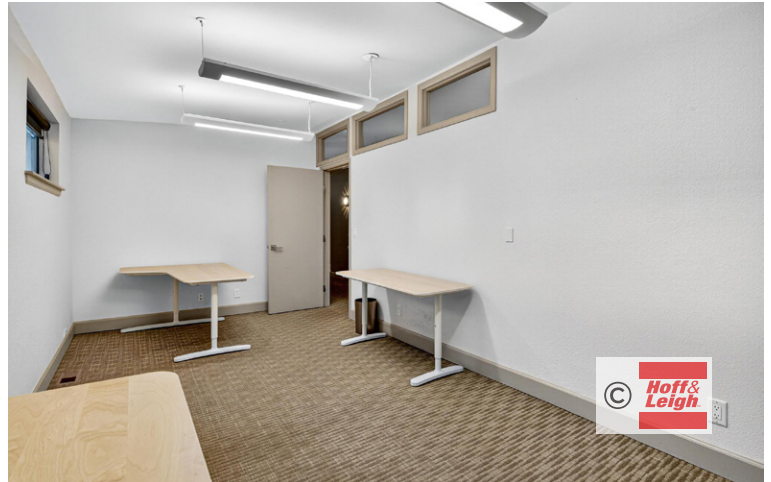
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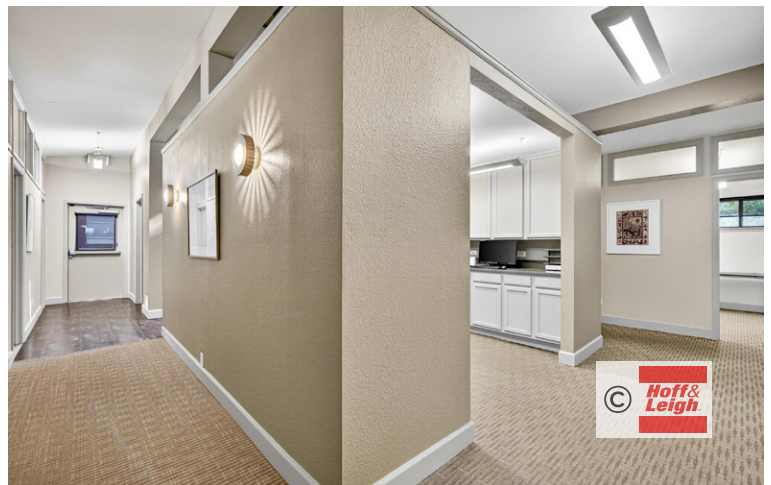
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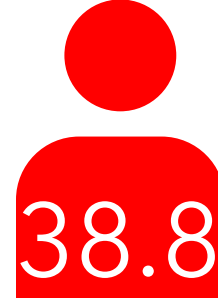
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4634 S Broadway, Englewood, Colorado, 80113

## DEMOGRAPHICS



98,658  
Population



38.8  
Median Age



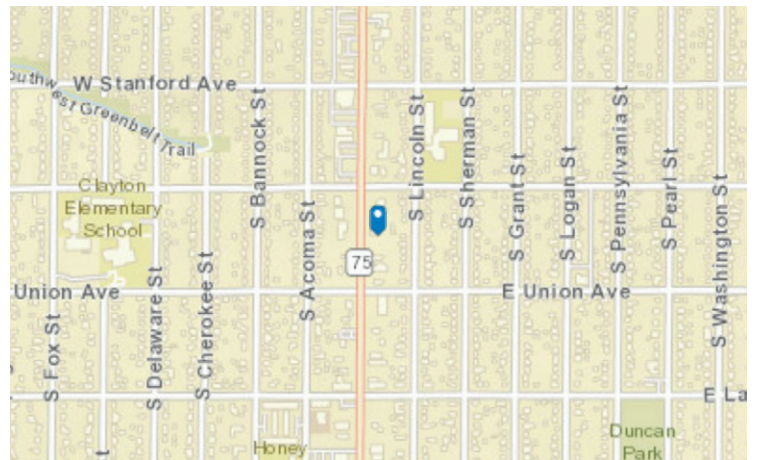
2.2  
Average Household Size



\$94,264  
Median Household Income

## TRAFFIC COUNT

| Nearest Cross Street | VPD    | Distance (mi) |
|----------------------|--------|---------------|
| E Mansfield Ave      | 26,284 | 0.0           |
| E Tufts Ave          | 35,284 | 0.1           |
| E Tufts Ave          | 32,944 | 0.1           |
| S Lincoln St         | 2,195  | 0.1           |
| S Sherman St         | 2,004  | 0.1           |



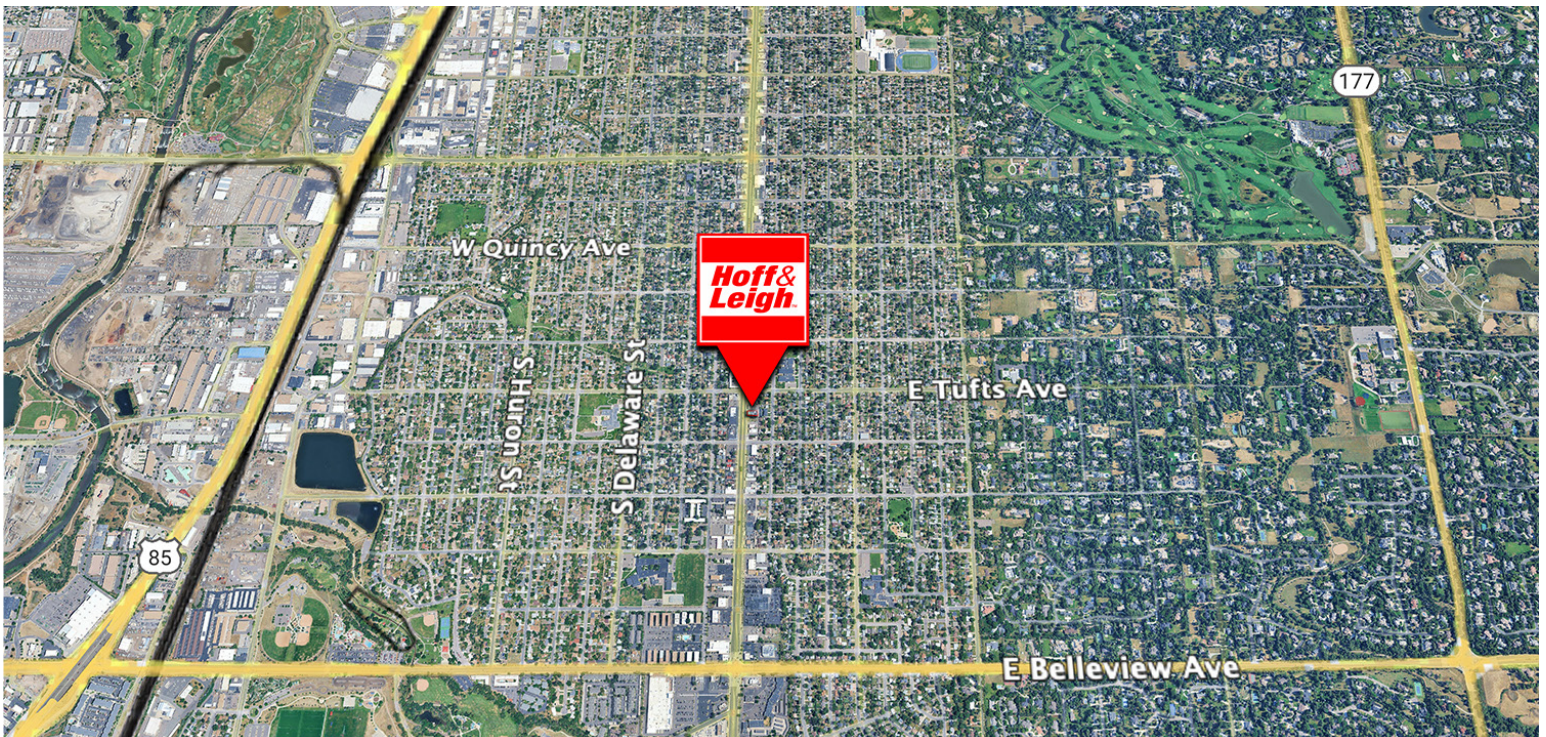
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