

Retail / Office Space for Lease

4011 S BROADWAY, ENGLEWOOD, COLORADO 80113-4862

PRICE REDUCED!



Overview

Hoff & Leigh Denver is proud to present this 2,184 SF retail/office space on the South Broadway Corridor visible to over 30,000 vehicles per day. Perfect for any retail or office user. Open layout with private restroom. Minutes from the Oxford and Santa Fe Light rail station, a few short blocks to 285 and downtown Englewood. Ample parking, large monument signage and an updated building exterior.

2,184 SF: \$19/SF/YR + \$6.01/SF/YR NNN = \$4,551.82 / Month

For more info, please text/call: Lisa Langiewicz at (970) 903-4198 or Brandon Langiewicz (715) 512-0265.

Unit:	Size:	Lease Rate:
102	2,184 SF	\$19/SF/YR + \$6.01/SF/YR NNN = \$4,551.82 / Month

Highlights

- Ample Parking
- Broadway Frontage
- Monument Signage

Property Details

Lease Rate

- \$19 SF/YR + \$6.01SF/YR NNN = \$4,551.82/Month

Property Type

- Retail

Zoning

- B-2

Space Available

- 2,184 SF

Building Size

- 11,256 SF

Rev: September 30, 2026

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

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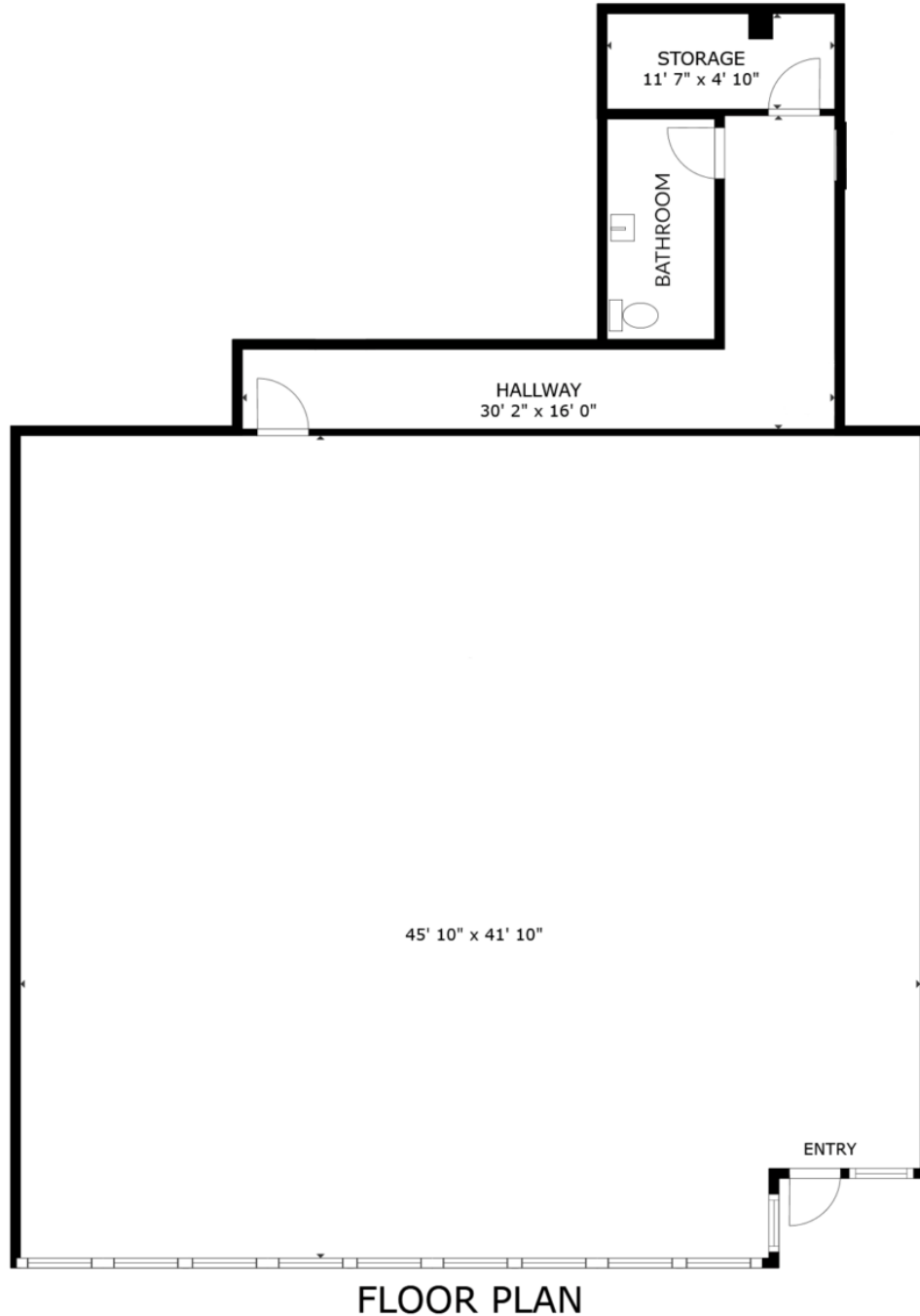
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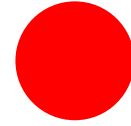
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DEMOGRAPHICS



112,349
Population



37.3

Median Age



Average
Household Size

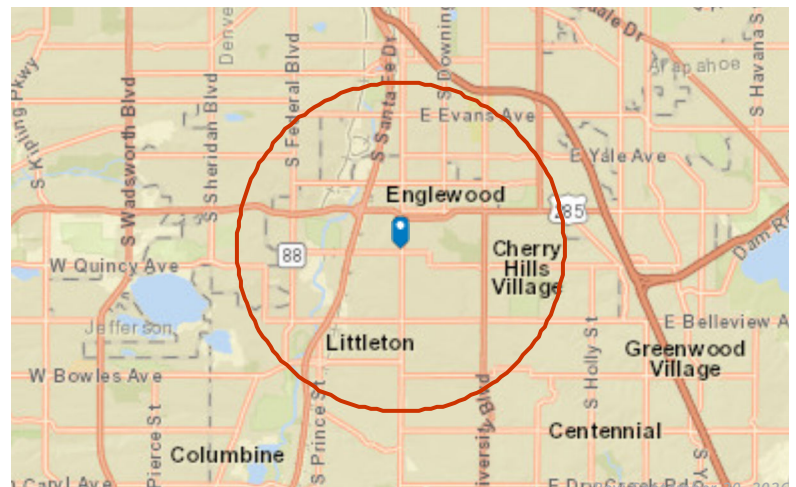


\$97,598

Median Household
Income

TRAFFIC COUNT

Nearest Cross Street	VPD	Distance (mi)
S Acoma St	344	0.0
S Acoma St	8,829	0.1
S Lincoln St	3,998	0.1
E Nassau Ave	430	0.2
E Princeton Ave	336	0.2



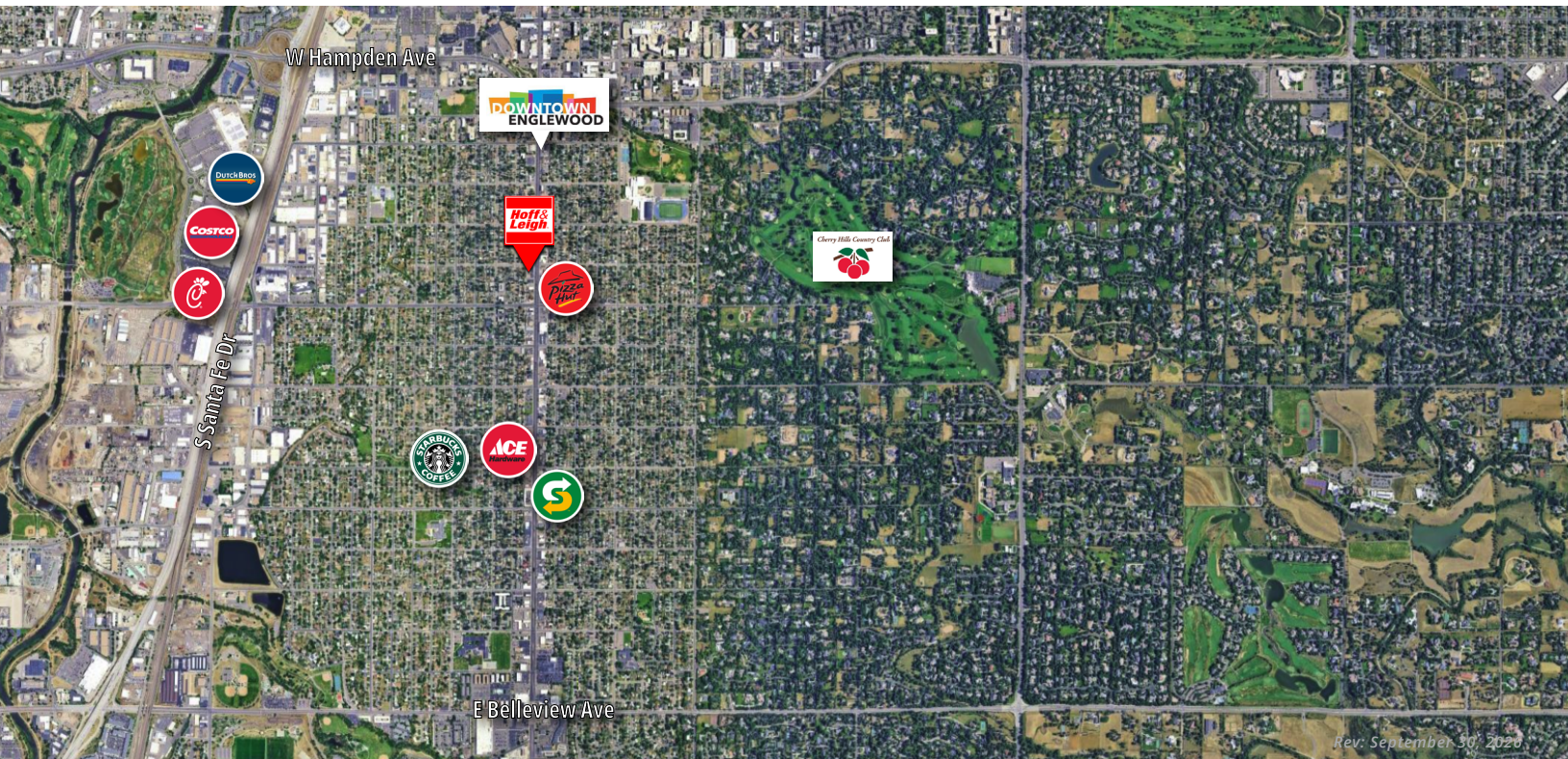
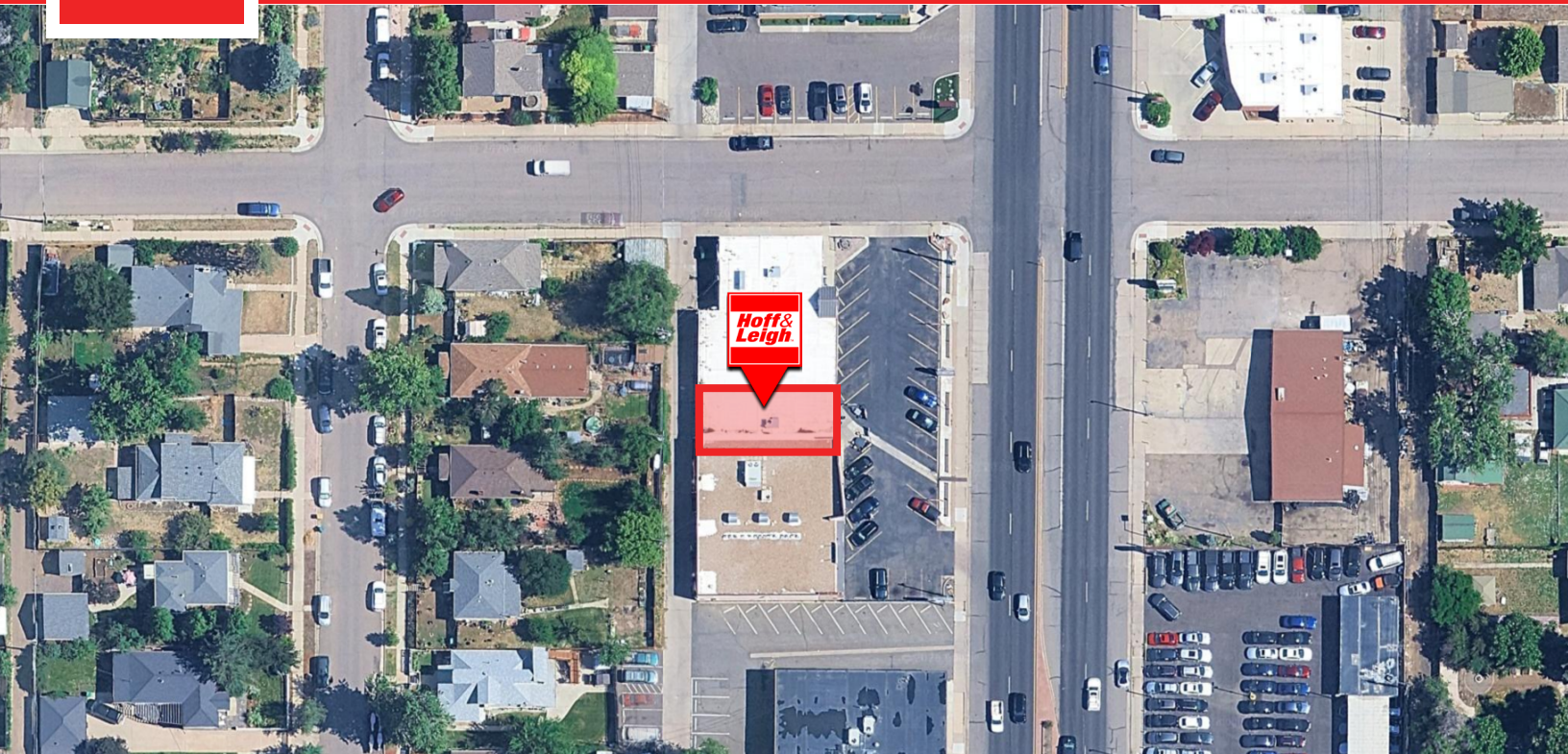
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Rev: September 30, 2020



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