

F & B SPACE AVAILABLE

★
3395 S
BROADWAY
DOWNTOWN ENGLEWOOD



2795 Speer Blvd #10
Denver, CO
80211

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PROPERTY OVERVIEW

- Food & Beverage Retail Space
- New Facade & Redeveloped Property
- Broadway Frontage
- Located in vibrant Downtown Englewood

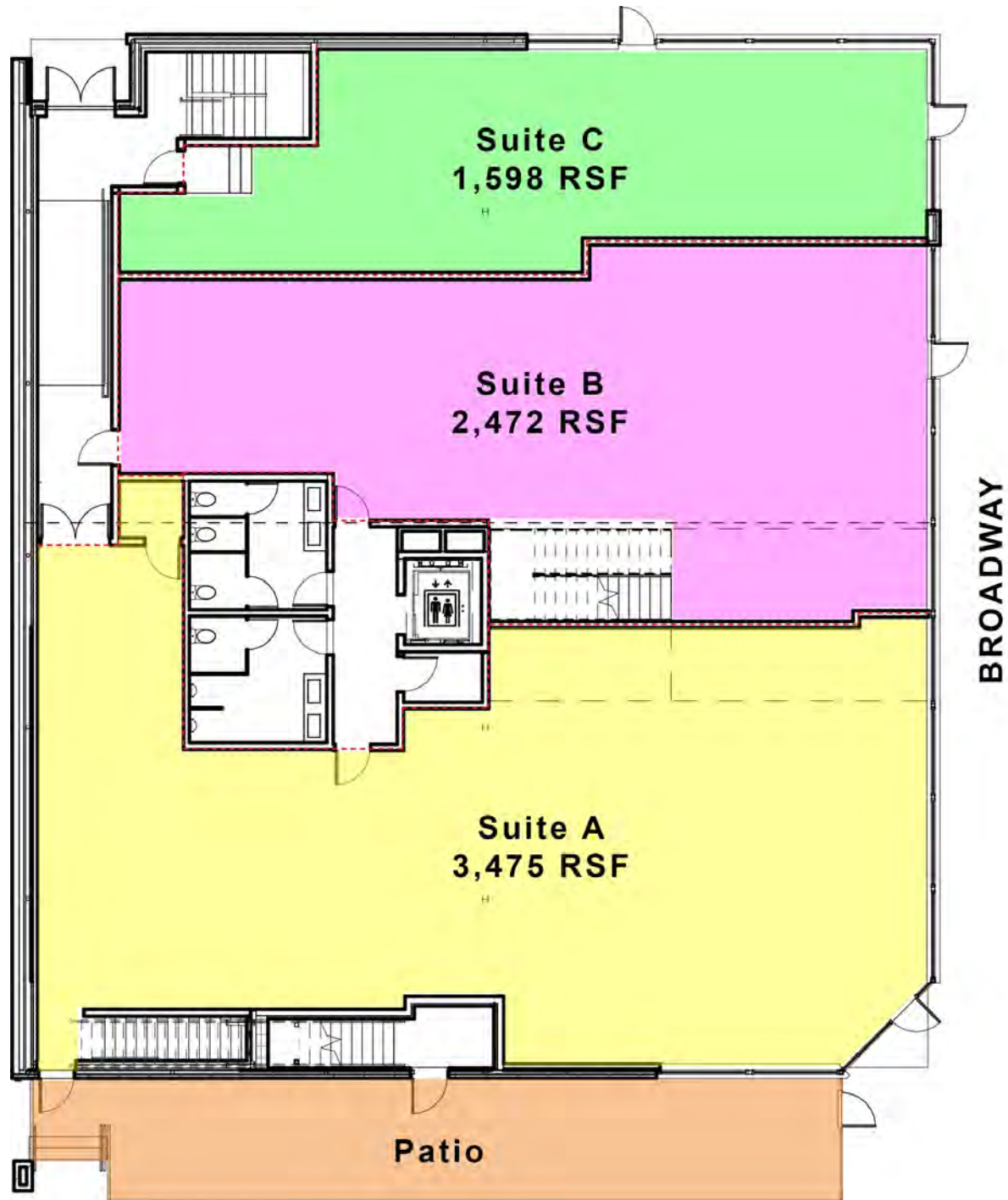
PROPERTY SPECIFICS

- Ground Floor: 7,546 SF
- Divisible: 1 - 3 Tenants
- Basement: 7,190 SF
- Amenities: **Rooftop Patio**, Dedicated Elevator

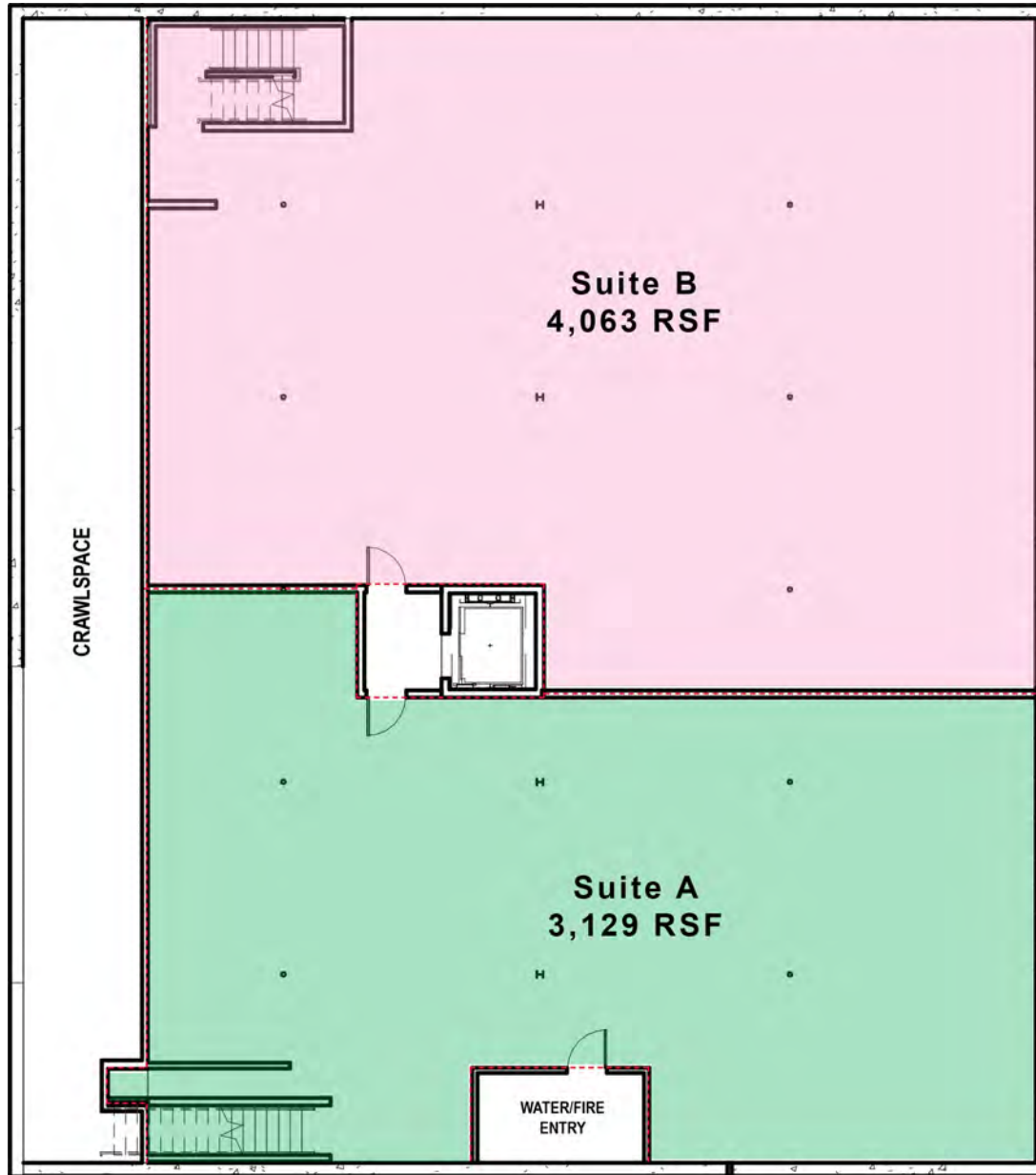


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POTENTIAL SITE PLAN: GROUND FLOOR



POTENTIAL SITE PLAN: LOWER LEVEL



DOWNTOWN ENGLEWOOD



H Swedish Hospital

AVALON
CHERRY HILLS

DOWNTOWN
ENGLEWOOD
RETAIL

★
3395 S
BROADWAY
DOWNTOWN ENGLEWOOD

BROADWAY LOFTS
111 UNITS

ROOFTOP
PATIO

PARKING

★
3395 S
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DEMOGRAPHICS

POPULATION



| | |
|---------|---------|
| 1 Mile: | 19,102 |
| 2 Mile: | 51,726 |
| 3 Mile: | 121,784 |

DAYTIME POPULATION



| | |
|---------|--------|
| 1 Mile: | 13,624 |
| 2 Mile: | 34,204 |
| 3 Mile: | 69,214 |

AVG. HH INCOME



| | |
|---------|-----------|
| 1 Mile: | \$119,699 |
| 2 Mile: | \$144,955 |
| 3 Mile: | \$146,920 |

HOUSEHOLDS



| | |
|---------|--------|
| 1 Mile: | 10,051 |
| 2 Mile: | 24,382 |
| 3 Mile: | 53,540 |

TRAFFIC COUNTS



| | |
|----------------------|------------|
| Broadway n/o Girard: | 27,101 vpd |
| Broadway s/o Girard: | 27,583 vpd |

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Parking

E FLOYD AVE

E GIRARD AVE

Digible Inc

The TableTop Tap

Orchard Place

Mutiny Café

E HAMPDEN AVE

Community Banks of Colorado

Traditions of Englewood

285

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LISTING BROKERS

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