

# Area Map



303.895.9162  
info@federcommercial.com  
federcommercial.com



No.	Name	Type	Units/SF	Status
1	Marketplace at Broadway Station	Retail	165,000	Planning
2	Marketplace at Broadway Station	Residential	1,500	Planning
3	Alexan Broadway Station	Residential	470	Complete
4	Alexan Broadway Station	Residential/Retail	14,856	Complete
5	Apartments - The Hanover Co.	Residential	303	Under Construction
6	Platte Park North - Single Family	Residential	29	Under Construction
7	Platte Park North - Rent	Residential	60	Complete
8	Lionstone	Residential	260	Complete
9	Sprouts	Retail	27,217	Complete
10	Carmel at Platte Park	Residential	400	Planning



# Overview

Prominently located in one of the most desirable restaurant, retail, dining and nightlife corridors in Denver, 1229-1235 S. Broadway offers two buildings comprising nearly 15,000 SF of affordable retail space. The unique configuration of the buildings and ample outdoor space provide an ideal location for a wide variety of uses, from shopping and dining to creative office and workshop space.

Located blocks away from the I-25 and Broadway Interchange and the Broadway light rail station, the property is accessible by a wide variety of transit options and features an impressive 34,000 vehicles per day on South Broadway. Bordering affluent and established neighborhoods, South Broadway is a retail corridor on the rise. The location, access, visibility and affordability of the property make this a can't miss opportunity.

# Demographics

	1 Mile	3 Miles	5 Miles
Population (2016)	14,313	199,716	515,537
Median Age	34.3	34.7	35.4
Density (per Square Mile)	4,557	7,066	6,567
Average Household Income	\$99,729	\$84,185	\$83,149
Historical Income Growth (2010-2016)	22.6%	21.3%	23.1%
Projected Income Growth (2016 -2021)	20.4%	18.9%	18.1%

# Retail Offering

- Property Type: Retail/ Restaurant / Creative Office / Workshop
- Infrastructure For: Full Service Restaurant
- Rent: \$15-25/SF NNN
- Estimated NNN Expenses: \$7.50/SF
- Tenant Allowance: Negotiable
- Large Outdoor Patio on Ground Floor
- Potential for Rooftop Patio on 1235 S. Broadway
- 10' - 12' Ceilings in Warehouse
- Parking: 11 Off-Street Parking Spaces
- 1,500 SF "Speakeasy" Space on Ground Floor of 1235 S. Broadway with Street Access
- Extensive Building Upgrades including 3-Phase, 800 AMP Power, New Grease Trap, New Plumbing, New HVAC, and New Roof



The information contained herein has been provided by the property owner or obtained from sources deemed reliable. We make no representation or warranties, expressed or implied, as to the accuracy of the information. Buyer must verify the information and bears all risk for any inaccuracies. Property is subject to price change, prior sale or lease, and withdrawal from the market without notice.

## 1235 S. Broadway - 9,176 SF

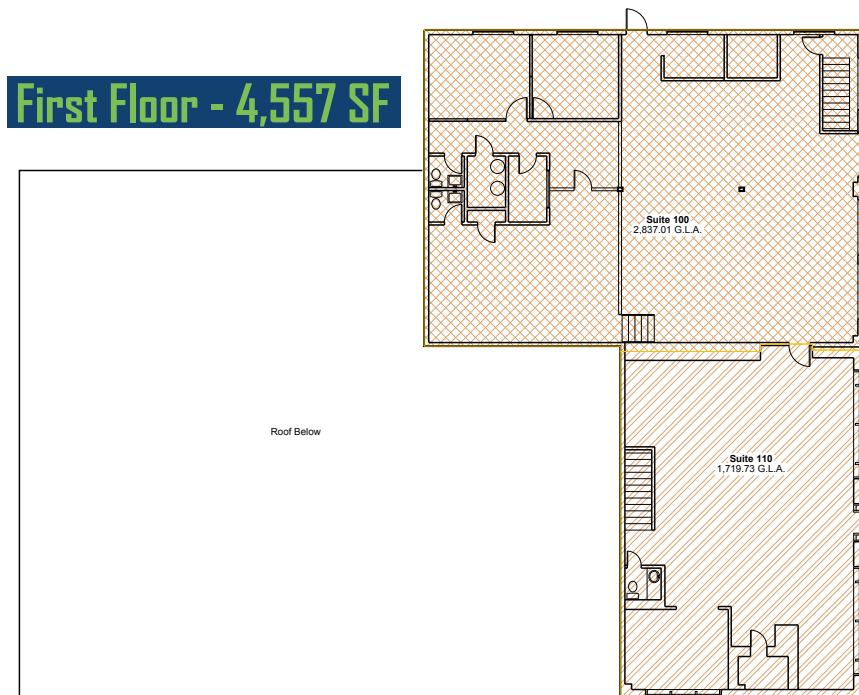


## 1229 S. Broadway - 5,673 SF

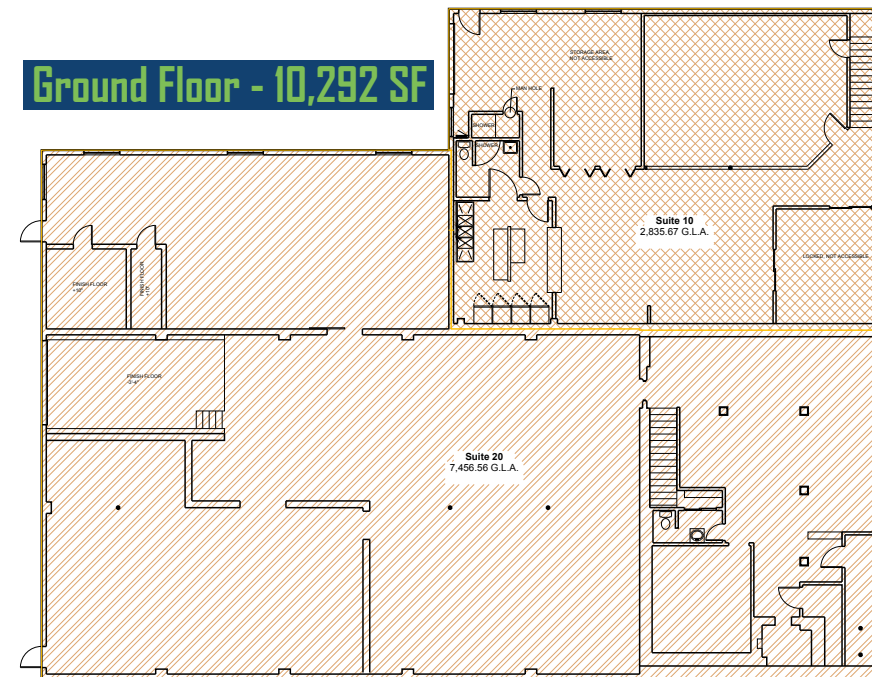


# Floor Plans

## First Floor - 4,557 SF



## Ground Floor - 10,292 SF



CONTACT US:

**NATHAN STERN**  
nathan.stern@federcommercial.com  
(720) 480-4592

**MARC FEDER**  
marc.feder@federcommercial.com  
(303) 885-5802



110 Sixteenth Street, Suite 1300 | Denver, CO 80202  
303.895.9162 | federcommercial.com