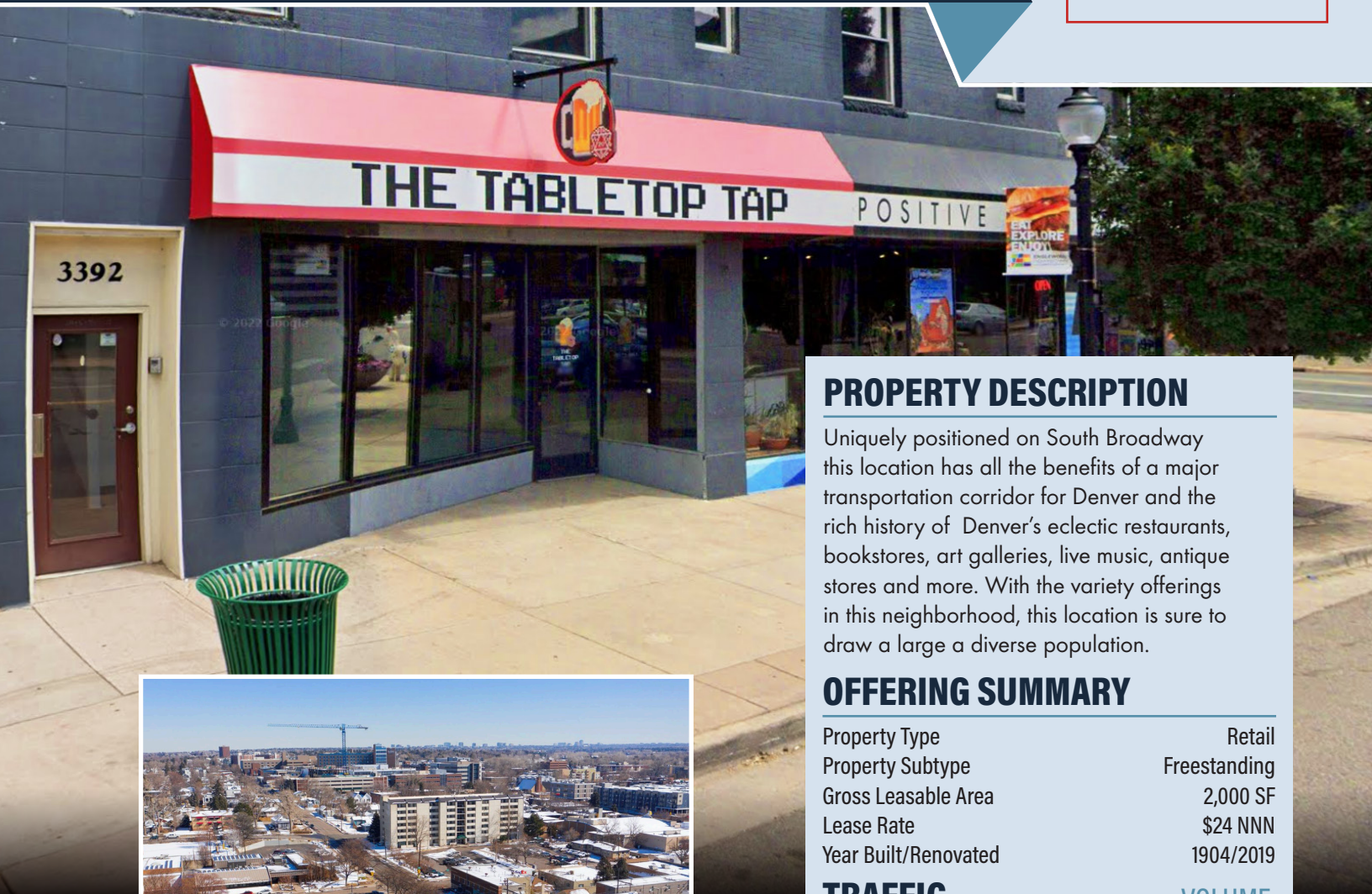


3392 S BROADWAY ST
ENGLEWOOD, CO 80113

**HISTORIC
RETAIL
LOCATION**

FOR LEASE



PROPERTY DESCRIPTION

Uniquely positioned on South Broadway this location has all the benefits of a major transportation corridor for Denver and the rich history of Denver's eclectic restaurants, bookstores, art galleries, live music, antique stores and more. With the variety offerings in this neighborhood, this location is sure to draw a large a diverse population.

OFFERING SUMMARY

Property Type	Retail
Property Subtype	Freestanding
Gross Leasable Area	2,000 SF
Lease Rate	\$24 NNN
Year Built/Renovated	1904/2019

TRAFFIC

VOLUME

South Broadway + E Girard Ave.	39,482 VPD
South Broadway + E Hampden	45,683 VPD
South Broadway + W Floyd Ave	41,123 VPD

PROPERTY HIGHLIGHTS

- 2nd Generation Bar/Lounge
- Minutes from Highway 85 and 285
- High Traffic Location/Great Visibility
- Densely Populated Residential Neighborhood
- Near Light Rail

Walk Score
87

Very Walkable
Most errands can be accomplished on foot.

Transit Score
51

Good Transit
Many nearby public transportation options.

Bike Score
79

Very Bikeable
Biking is convenient for most trips.

PARKSIDE
REALTY & MANAGEMENT, LLC

FOR MORE INFORMATION:
Theodoros Vasilas
720.364.3068
vasilasteddy@yahoo.com

3392 S BROADWAY ST
ENGLEWOOD, CO 80113

**HISTORIC
RETAIL
LOCATION**

FOR LEASE

BUILDING INFORMATION

Property Type: **Commercial Lease**

Property Subtype: **Retail**

County: **Arapahoe**

Year Built: **1904**

Remodel: **2019**

Tax Legal: **LOTS 10-12 BLK 4 PREMIER ADD**

TABLETOP TAP

SPACE	SIZE	LEASE	RATE	TYPE
Tabletop Tap	2,000 SF	TBD	\$24 NNN	Triple Net (NNN)

- Space Use: Retail, Bar
- Condition: Full Build-Out
- Open floor plan
- High foot traffic area
- Parking Available
- This is a 2nd generation bar/lounge built out in 2017. It has been a successful operation for over 5 years. Current operator needed more space. Bring in your own tables and sinks and your in business

