

GENERAL RETAIL SPACE
AVAILABLE FOR LEASE

SH

SullivanHayes
BROKERAGE



AVAILABLE SPACE
3,327 SF

430 N Broadway

DENVER, CO 80203

- ◆ 3,327 SQUARE FEET
- ◆ DEDICATED PARKING STALLS
- ◆ REAR SPACE ENTRANCE
- ◆ 29,600 VPD ON NORTH BROADWAY

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LOCAL DEMOGRAPHICS

430 N BROADWAY DENVER, CO 80203



430 N BROADWAY - REAR ENTRY



430 N BROADWAY - REAR PARKING



SITE, PROPERTY LINE, AND DEDICATED PARKING

DEMOGRAPHICS

 TOTAL POPULATION	1M	43,162
	3M	247,026
	5M	557,514
 AVERAGE ANNUAL INCOME	1M	\$114,574
	3M	\$133,436
	5M	\$126,277
 DAYTIME POPULATION	1M	39,721
	3M	278,090
	5M	421,164

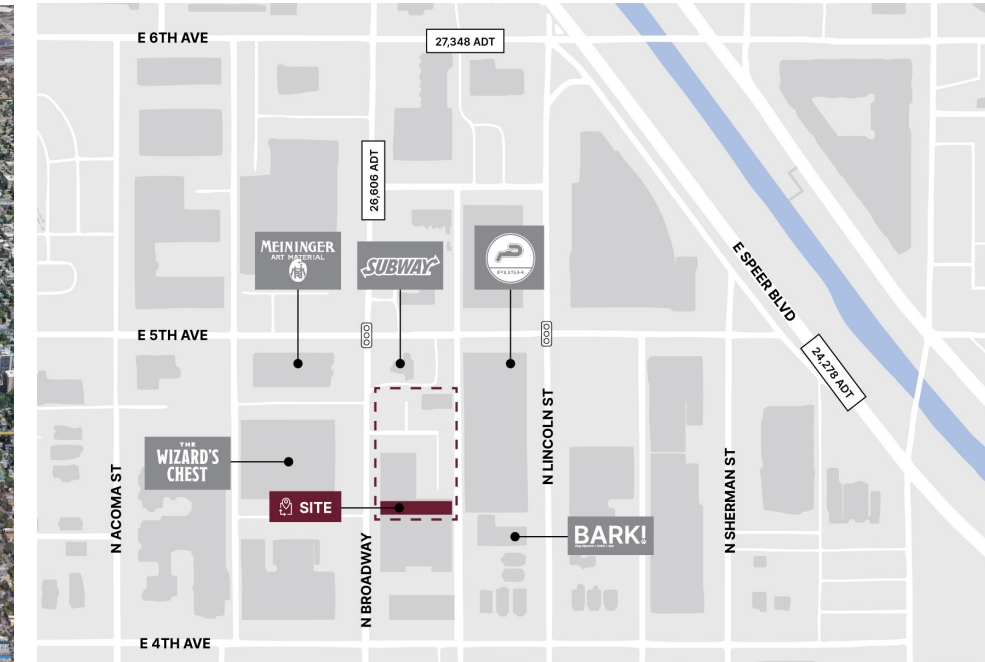
TRAFFIC COUNTS

➡	6TH AVE EAST OF BROADWAY 29,043 ADT (ESRI 2021)
⬅	6TH AVE WEST OF KALAMATH ST 63,359 ADT (ESRI 2021)
⬆	BROADWAY NORTH OF SPEER BLVD 31,718 ADT (ESRI 2021)
⬇	BROADWAY SOUTH OF SPEER BLVD 26,606 ADT (ESRI 2021)

SOURCE: ESRI 2023

TRADE AREA

430 N BROADWAY DENVER, CO 80203



BROKER CONTACT

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