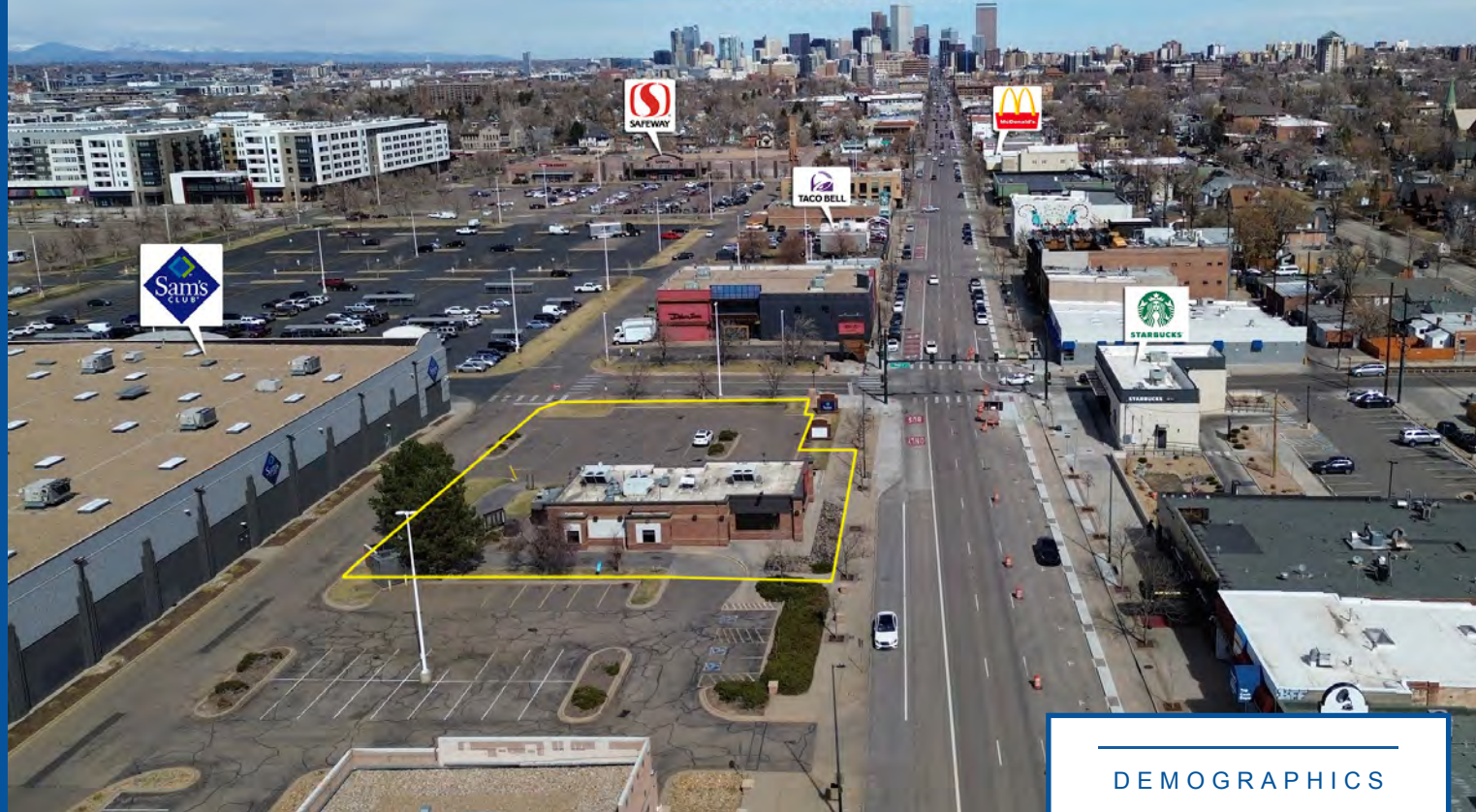


# BROADWAY DRIVE-THRU FOR LEASE

515 S Broadway, Denver, CO

LOOKING NORTH

DOWNTOWN DENVER



## PROPERTY OVERVIEW

- 3,194 SF drive-thru building available for lease
- High traffic location on S Broadway
- **Asking Base Rent:**  
\$175,000 Annual
- 35 parking spaces
- Monument sign
- Cannot remove building

## CONTACT

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fhunt@creginc.com

**CROSBIE**

REAL ESTATE

**GROUP**

## DEMOGRAPHICS

### POPULATION



0.5 Mile:	5,225
1 Mile:	26,132
2 Mile:	88,686

### EMPLOYEES



0.5 Mile:	3,644
1 Mile:	13,925
2 Mile:	55,709

### HOUSEHOLDS



0.5 Mile:	3,158
1 Mile:	15,567
2 Mile:	47,751

### AVG. HH INCOME



0.5 Mile:	\$132,605
1 Mile:	\$150,600
2 Mile:	\$159,069

### TRAFFIC COUNTS



Broadway s/o Alameda:	21,182 vpd
Broadway n/o I-25:	21,441 vpd



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LOOKING WEST



LOOKING SOUTH





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