

**RETAIL SPACE
FOR LEASE**
1,365 SF - 7,998 SF

BROADWAY MARKETPLACE

BROADWAY & ALAMEDA AVE.



AXIO
Commercial Real Estate
1060 BANNOCK ST. SUITE 300
DENVER, CO 80204
T: 303.592.7300
F: 303.592.7305
WWW.AXIORE.COM

THE BROADWAY MARKETPLACE OFFERS RETAILERS AN UNMATCHED OPPORTUNITY WITH OUTSTANDING DEMOGRAPHICS, LARGE POPULATION, HIGH TRAFFIC COUNTS & MULTIPLE BIG BOX ANCHORS. ADJACENT TO THE MUCH SOUGHT AFTER WASH PARK, PLATTE PARK AND BAKER NEIGHBORHOODS. JUST THREE MINUETS FROM DOWNTOWN DENVER.



THIS RETAIL LOCATION REPRESENTS ONE OF THE PREMIER IN-FILL LOCATIONS IN THE DENVER METRO AREA DUE TO ITS PROXIMITY ALONG MAJOR ARTERIALS, HIGH POPULATION DENSITY AND ACCESS TO TWO MAJOR LIGHT RAIL STATIONS.



GLA - 389,820 SF

TRAFFIC COUNTS
(CDOT 2007)

W. ALAMEDA AVE. 32,396 ADT
S. BROADWAY 34,563 ADT

DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
2008 EST. POPULATION	18,069	180,593	464,874
2008 EST. AVG. HH INCOME	\$76,682	\$73,716	\$72,384
2007 EST. DAYTIME POPULATION	14,474	244,303	380,555



JOHN LIVADITIS
o: 303.592.7300
E: JOHN@AXIORE.COM

TANNER JOHNSON
o: 303.592.7300
E: TANNER@AXIORE.COM

**RETAIL SPACE
FOR LEASE**
1,365 SF - 7,998 SF

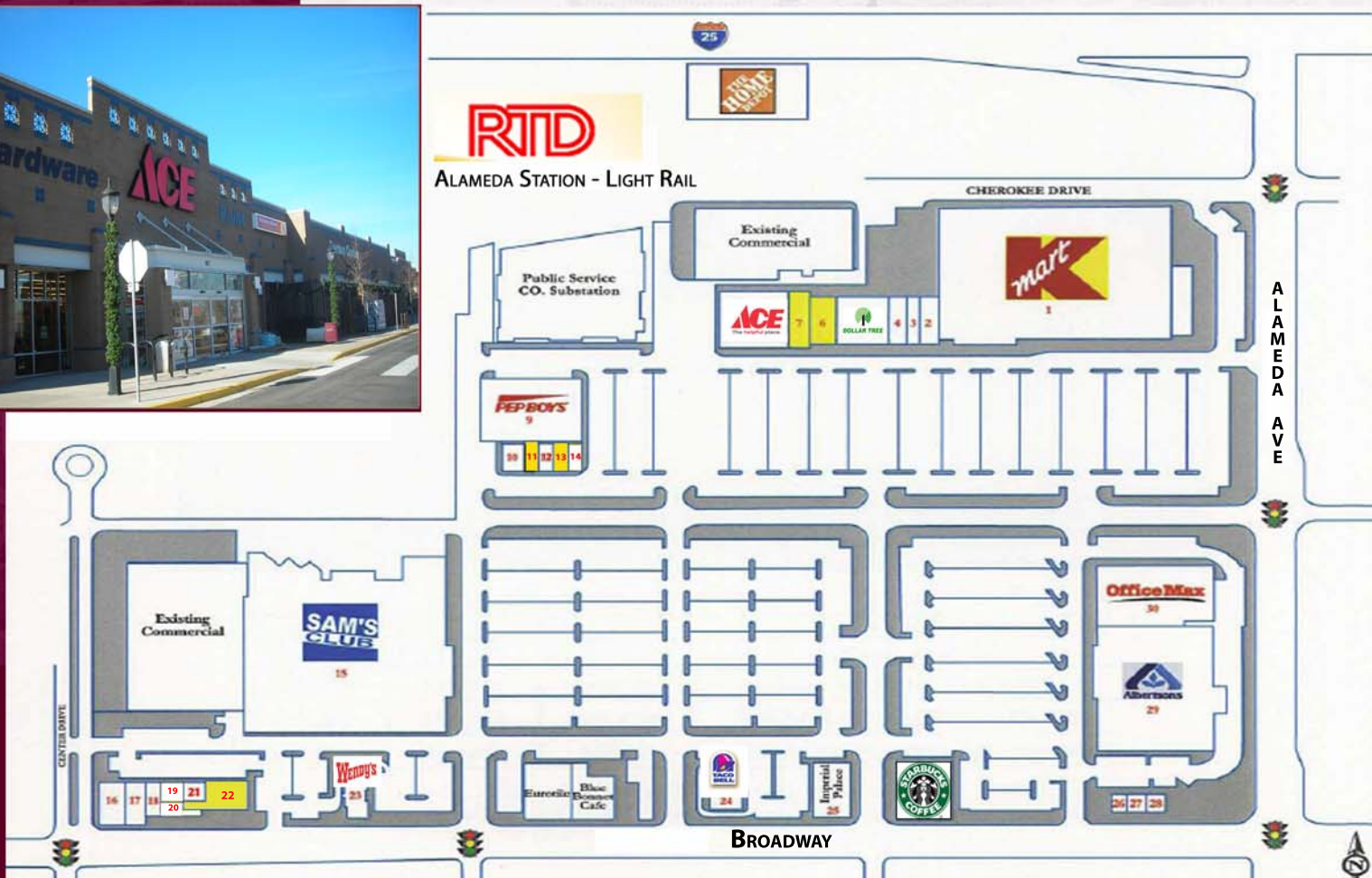
BROADWAY MARKETPLACE
BROADWAY & ALAMEDA AVE.



1060 BANNOCK ST., SUITE 300
DENVER, CO 80204
T: 303.592.7300
F: 303.592.7305
WWW.AXIORE.COM

CURRENT TENANTS

1	K-MART	107,806 SF	16	ANN SACKS TILE & STONE	4,002 SF
2	PAYLESS SHOESTORE	3,200 SF	17	MATTRESS KING	3,263 SF
3	SALLY BEAUTY SUPPLY	2,000 SF	18	AMERICAN GENERAL FINANCIAL	1,800 SF
4	RAINBOW APPAREL	3,000 SF	19	T-MOBILE	1,021 SF
5	DOLLAR TREE	9,000 SF	20	T-MOBILE	1,021 SF
6	AVAILABLE	4,740 SF	21	PEEL'S SALON	1,525 SF
7	AVAILABLE	3,258 SF	22	AVAILABLE	4,956 SF
8	ACE HARDWARE	15,000 SF	23	WENDYS	4,275 SF
9	PEP BOYS	22,356 SF	24	TACO BELL	1,900 SF
10	RADIO SHACK	2,400 SF	25	IMPERIAL PALACE	7,015 SF
11	AVAILABLE	1,365 SF	26	COST CUTTERS	1,000 SF
12	GNC	1,500 SF	27	UPS STORE	1,300 SF
13	AVAILABLE	1,404 SF	28	SUBWAY	1,296 SF
14	BROADWAY CHIROPRACTIC	1,596 SF	29	ALBERTSON'S	50,645 SF
15	SAM'S CLUB	114,057 SF	30	OFFICE MAX	23,500 SF



JOHN LIVADITIS
O: 303.592.7300
E: JOHN@AXIORE.COM

TANNER JOHNSON
O: 303.592.7300
E: TANNER@AXIORE.COM

BROADWAY MARKETPLACE DENVER, CO



1060 BANNOCK ST.
SUITE 300
DENVER, CO 80204
T: 303.592.7300
F: 303.592.7305
WWW.AXIORE.COM

HIGHLIGHTS:

- ANCHORS: ALBERTSONS, KMART, SAMS CLUB, ACE HARDWARE, OFFICEMAX
- UNBEATABLE ACCESS TO I-25, BROADWAY, SANTA FE, ALAMEDA
- CENTRAL LOCATION TO DOWNTOWN, CHERRY CREEK, DTC, AND DIA
- GREAT DEMOGRAPHICS
- HIGH DENSITY TRADE AREA
- ON-SITE LIGHT RAIL STATION (ALAMEDA STATION)

JOHN LIVADITIS
O: 303.592.7300
E: JOHN@AXIORE.COM

TANNER JOHNSON
O: 303.592.7300
E: TANNER@AXIORE.COM