

101 BROADWAY
DENVER, CO 80203
FOR LEASE



PROPERTY OVERVIEW

- Prime Broadway Retail Location.
- Iconic & Historic Renvoated Building in Popular Baker Neighborhood.
- Close to Cherry Creek, Downtown Denver, Art Museum & Botanic Garden.

SUMMARY

Situated at the heart of South Broadway, 101 Broadway stands as one of Denver's few remaining historic structures previously awaiting revitalization. A substantial \$40 million renovation of the 112 year-old building was completed in 2018. The renovation consisted of 102 residential units within the building's upper levels, erecting a new five-story annex, and refurbishing over 11,000 square feet of premier street-level retail space along Broadway and First Avenue. Formerly home to a thriving Mexican restaurant boasting sales of \$1,000 per square foot, the First Avenue Hotel Hotel, now hosts Snooze, Meta Asian and will soon have a speakeasy style music venue on the lower level which tailors to the eclectic tastes of the progressive Baker/SoBo neighborhood.



PROPERTY SIZE

±11,000 SF Retail



MIN/MAX CONTIGUOUS

±1,751 SF



ADDITIONAL STORAGE

±1,000 SF Basement Available



ASKING RENTS

Negotiable



ESTIMATED NNN

\$14.00 PSF



TENANT ALLOWANCE

Negotiable



PROPERTY TYPE

Retail



ONSITE PARKING

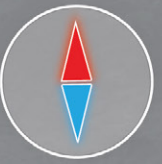
Yes



LEASE TYPE

NNN

SITE PLAN



N BROADWAY ± 44,000 VPD

1ST AVE

BAKER HISTORIC | NEIGHBORHOOD OVERVIEW

Denver's South Broadway business district, dubbed SoBo, was originally called Miracle Mile in the early 1900s. Today, South Broadway is home to some of the city's most interesting boutiques and restaurants. SoBo is a draw for 20-30 young professionals and hipsters with their brand of cool reflected in the shops, restaurants, bars, and nightclubs. Beyond that audience, there are sophisticated art galleries, independent cinema in the nationally recognized, historic Mayan Theatre, and swanky dining options for any age and interest.



HOUSEHOLDS

1 MILE	3 MILES	5 MILES
32,184	235,280	235,280



POPULATION

1 MILE	3 MILES	5 MILES
19,814	120,801	255,443



HOUSEHOLD INCOME

1 MILE	3 MILES	5 MILES
\$95,124	\$107,588	\$105,342



TOTAL CONSUMER SPENDING

1 MILE	3 MILES	5 MILES
\$589.7M	\$3.9B	\$8.4B





POSTINO

101 BROADWAY

1ST AVE

TRVE

MAYAN

PARLOR DOUGHNUTS

DOWNTOWN DENVER
±2.2 MILES

PUNCH BOWL
FOOD SOCIAL DRINK

HONEY BASIL
ASIAN GRILL

Sweet Action

Mexico EATERY

TI CAFE

Hannex

ROSEBUD CAFE

red rooster

BAKER NEIGHBORHOOD

Go Fish

CANOPY

Boss vintage

ELLSWORTH AVE

sputnik

CHUBBY CATTLE

SEWN

10 S PENN

DAILEY PARK

hi-dive

BLUE HAUS COLLECTIVE
CHAOS BLOOM THEATER

First
The Daily Brewer Bar
craft coffee latte

Solstice

Pie Hole

RISE & SHINE
biscuit kitchen and cafe

Carmine's
ITALIAN RESTAURANTS

PLAVA BOWLS
100% ORIGINAL Acai Bowl

DAVE'S HOT CHICKEN

insomnia cookies

Carmine's On Penn
ITALIAN RESTAURANT

UNCLE

Eye logo

ATOMIC COWBOY

pretty heat

WOODOO
BOOZERY

CEDAR MIDDLE & HIGH SCHOOL
557 STUDENTS

BAUEN STUDIOS

skylark lounge

Maple GARDEN

TAKI SUSHI
JAPANESE FUSION CUISINE

SOBO 151

Gary Lee's
MOTOR CLUB GRUB

Sportique

Alpenglow Express Ltd.

UPSHER-SMITH
Partners in Health Since 1919

WAX TRAX RECORDS

DENVER DISTILLERY
SECRETS OF THE QUEEN CITY

BARDO
Coffee House

ADRIFT

PHO HAUS

New China Cafe
Chinese Restaurant

EL NOPALITO

DEVILS

ILLEGAL PETE'S

FIRE ON MOUNTAIN

Lucile's

PETE'S CENTRAL I

WASH PARK
±2.4 MILES

N BROADWAY ± 44,000 VPD



101 BROADWAY

DENVER, CO 80203

FOR LEASE

EXCLUSIVELY LISTED BY

MARC FEDER

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License No. EA.040006577 (CO)

BROKER OF RECORD

Brayden Conner

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