

RETAIL/OFFICE FOR SALE

**South Broadway Signage Exposure
43,800 Cars per Day**



3741 - 3751 S. Broadway, Englewood CO 80113

Size: 6,084/SF
Price: \$1,350,000
County: Arapahoe
Taxes: \$15,557.97 2018 due 2019
Parking: 21 surface lot spaces, street parking
Zoning: MU-B2

Features:

- \$4,200/year billboard income
- Located in the Englewood Opportunity Zone
- 50,000 + households within 3 miles
- 16,000 + population within 1 mile
- Brand New Roof and HVAC units
- Newly painted exterior
- 1/2 block from the 321 unit, Bell Cherry Hills Apartment Community
- Only 5 minutes (.9 miles) to Swedish Medical Center and Craig Hospital

| COLLECTION STREET | CROSS STREET | TRAFFIC VOLUME |
|-------------------|--------------|----------------|
| S. Broadway | W. Jefferson | 37,555 |
| E. Jefferson | S. Broadway | 62,576 |
| E. Jefferson | Hampden Ave. | 62,291 |

Source: CoStar



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COMMERCIAL RETAIL/OFFICE SPACE FOR SALE



RETAIL/OFFICE FOR SALE
3741-3751 S. Broadway, Englewood CO 80113

