



Retail

FOR LEASE \$19.50 NNN

1578 S Broadway, Denver, CO 80210

- Existing Music Venue with 2 full bars, stage, state of the art sound system and lighting
- Outdoor Patio
- Walk-In Beer Cooler
- Basement with offices & storage
- Parking in the rear and on street



Est. NNN
\$11.00/sf

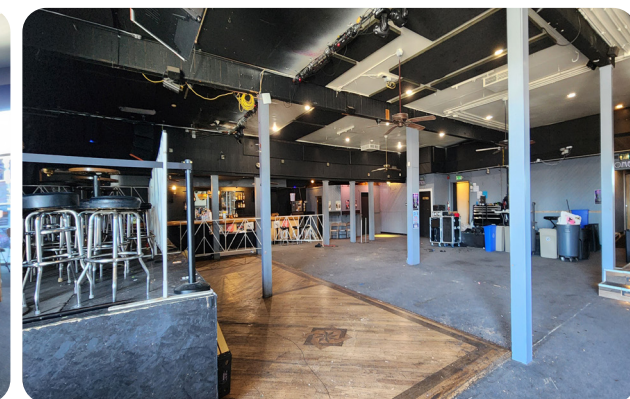


TOTAL SF:
6,000



Space can be
demised into two
suites, see floorplan

1578 S. Broadway is located on the dense South Broadway (SOBO) corridor near the desirable Platt Park Neighborhood. Situated just south of the new Gates Development, minutes from I25, surrounded by desirable Denver neighborhoods with strong household incomes, mixed use projects, retail, office and multifamily. This location provides high traffic counts, excellent visibility, storefront entrances on South Broadway with parking in the rear and street parking in the front. With phenomenal signage and strong street presence the space will lend itself well for your business. The ability to subdivide space for two tenants exists. Please Do Not Disrupt Existing Tenant

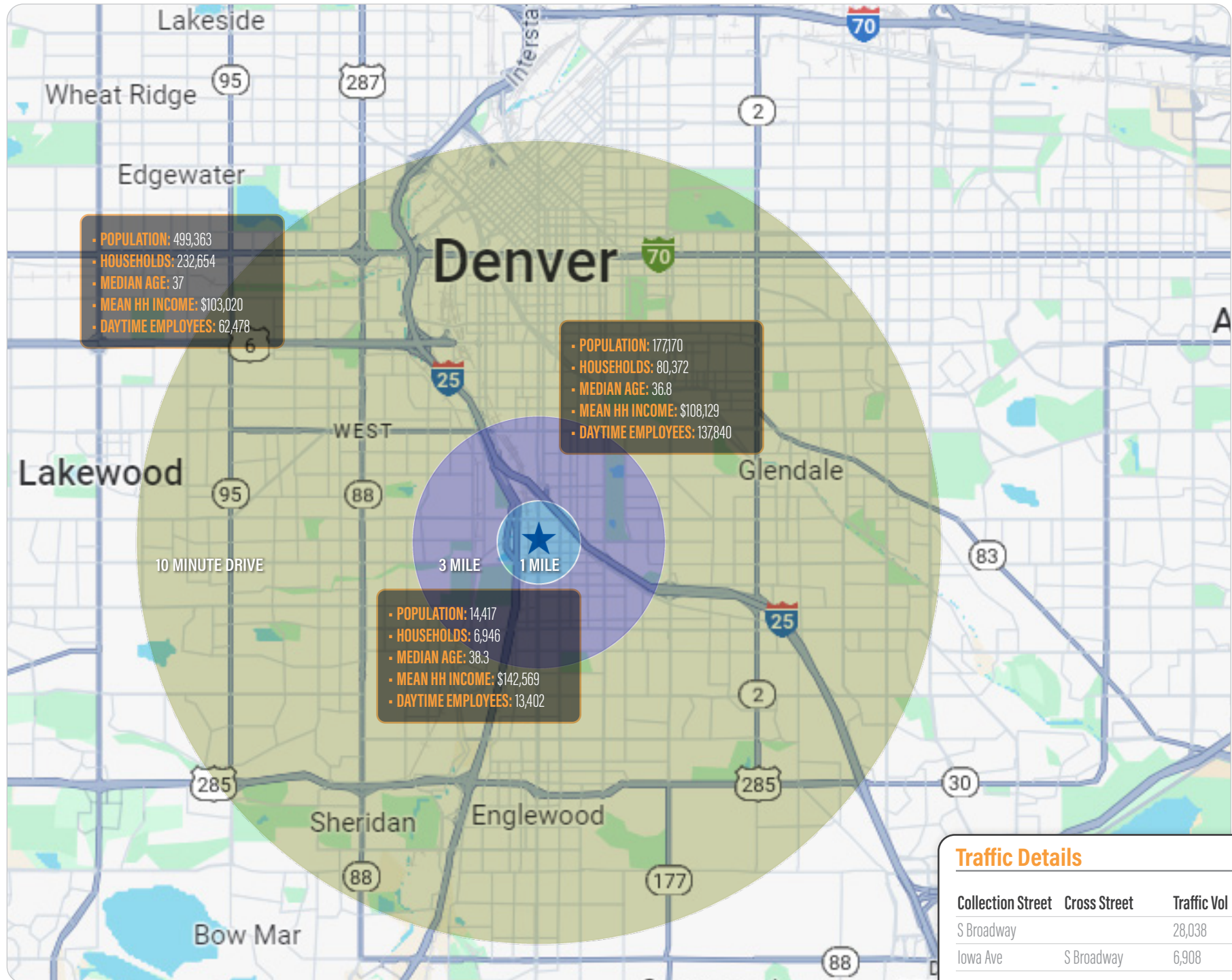


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WE WORK HARD. WE FIND SOLUTIONS. WE DELIVER RESULTS.

AREA DEMOGRAPHICS





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John Propp Commercial Group, established in 1997, is a full service Commercial Real Estate Brokerage Company located in Greenwood Village, Colorado. We provide a wide range of services and expertise to Owners, Users and Investors of commercial real estate.

Annually recognized as one of the Top 10 "boutique" commercial brokerage offices in Denver, John Propp Commercial Group has built its reputation and success on providing its clients and customers the utmost in professionalism and respect.



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