

Broadway & Exposition

690 S Broadway
Denver, CO 80209



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Section One

EXECUTIVE SUMMARY

Offering Summary

Investment Highlights

EXECUTIVE SUMMARY *OFFERING SUMMARY*

The Kramer Group of Marcus & Millichap is pleased to present 690 South Broadway. Located at the corner of S Broadway and E Exposition Ave in Denver, Colorado. This 9,489 square foot lot, (0.22Acres), is primed for redevelopment. This hard corner location is 3 Blocks North of I-25 and Broadway.



Total Price **\$1,700,000**

690 S Broadway | Denver, CO 80209

Square Feet 3,750

Lot Size 0.22

Zoning U-MS-3, UO-1, UO-2

Land Square Feet 9,489

Year Built 1910

Billboard Details:

- Annual Rent: \$2,488
- Expires 1/31/2026 (upon written notice sent 90-days prior)





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Section Two

PROPERTY INFORMATION

Local Map

Regional Map

Aerial Maps

PROPERTY INFORMATION

LOCAL MAP



690 S Broadway

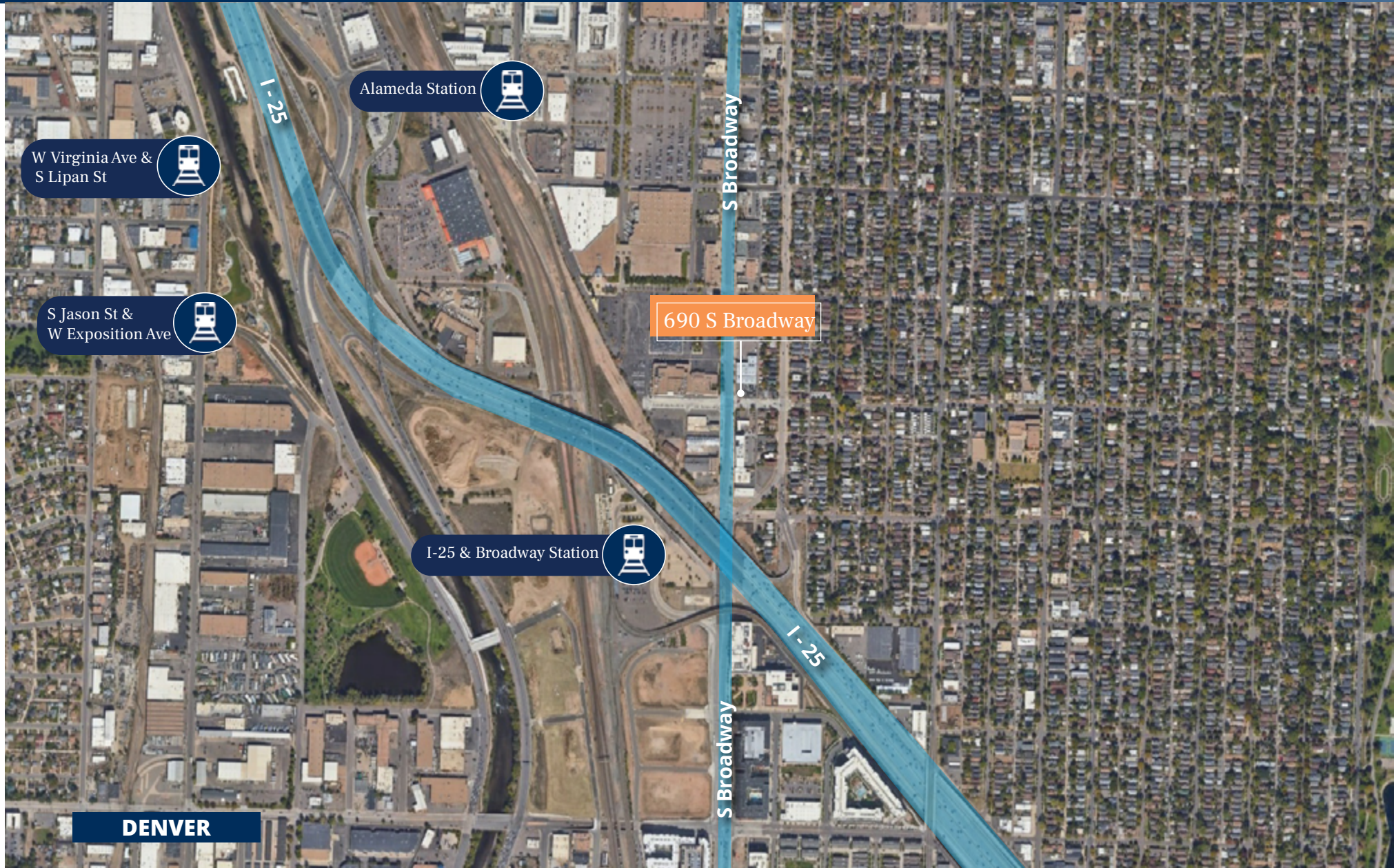
S Broadway

I-25

I-25 & Broadway Station



DENVER



DENVER

PROPERTY INFORMATION

AERIAL WEST FACING



SUBJECT PROPERTY

690 S Broadway

S Broadway



SUBJECT PROPERTY

690 S Broadway

S Broadway

PROPERTY INFORMATION *AERIAL*



DENVER

742,800

Approx. Population

2.8 Miles

From Subject



AERIAL PROPERTY INFORMATION



I-25 & Broadway Station



SUBJECT PROPERTY

690 S Broadway

S Broadway



PROPERTY INFORMATION *AERIAL*



AERIAL PROPERTY INFORMATION





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Section Three

AREA DEVELOPMENTS

Broadway Park

Gates District at Broadway Station

Broadway Park

The Southern District incorporates the Denver Design District @ Broadway Park and comprises 250,000sf in 39 unique, upscale design showrooms together with 13 planned redevelopment sites within the overall Broadway Park Masterplan.

The Southern District @ Broadway Park, is the land fronting Center Avenue and South Broadway, between the I-25 and the Consolidated Main Line rail corridor with visibility to ~300,000 vehicles passing per day, plus a short walk to RTD's Broadway light rail station under the I-25 viaduct.



Source: d4urban.com



Gates District at Broadway Station

The Gates District at Broadway Station is a transit-oriented, mixed-use development that will offer 887 residential units, 380,000 square feet of office space and 180,000 square feet of retail and restaurant space in a multi-building layout. This unique Denver site lies south of I-25 along Broadway and the Platte River.



Source: Denver Business Journal



Source: Sararch.com

