

TRADE AREA DEMOGRAPHICS

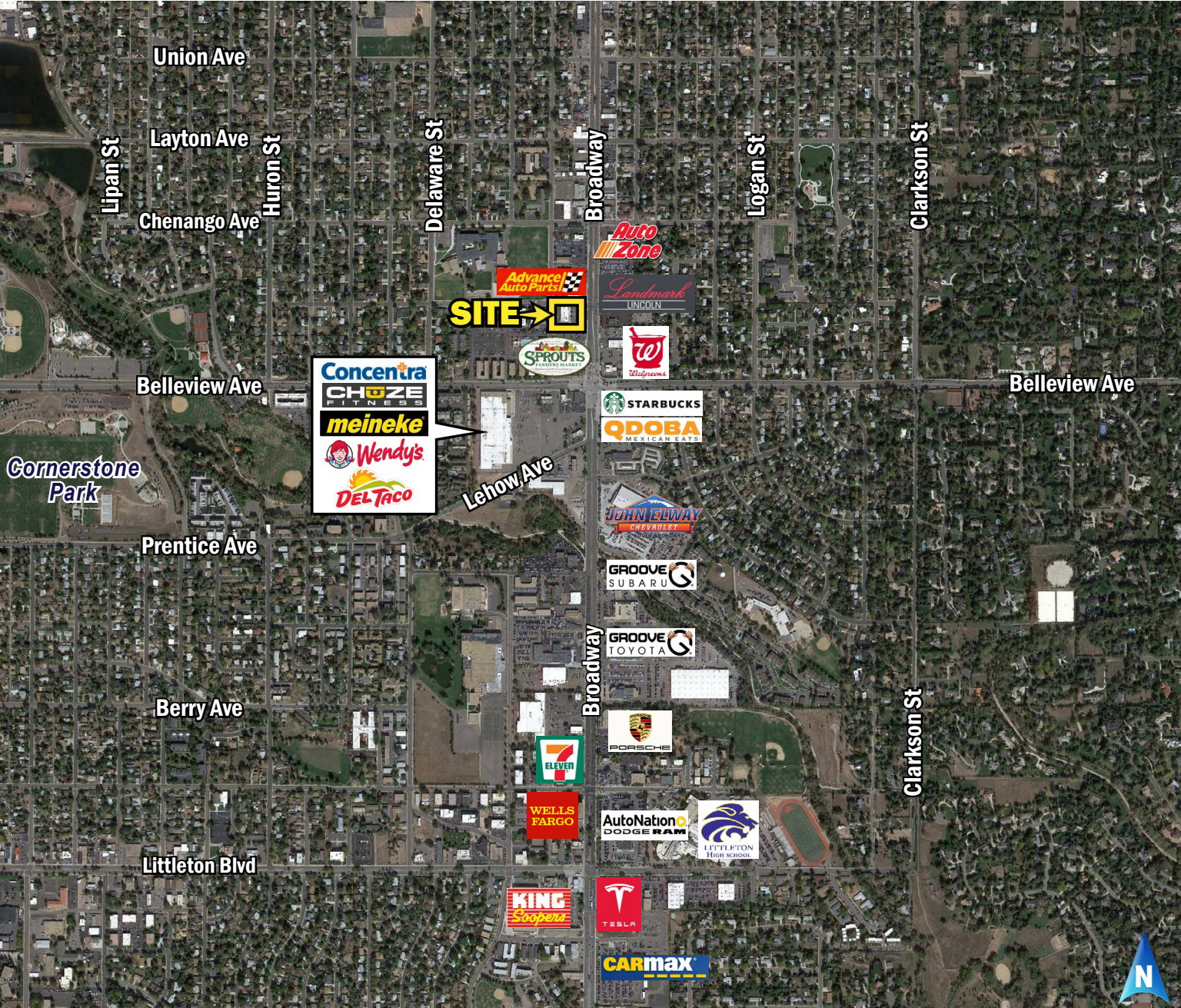
TRAFFIC COUNTS

	1 Mile	3 Mile	5 Mile
Population	15,830	97,408	298,971
Average HH Income	\$123,539	\$150,640	\$159,212
Businesses	755	7,122	21,135
Employees	8,409	57,507	177,127

Source: Applied Geographic Solutions, 2025 Estimates

On Bellevue Ave west of Broadway	33,232 Cars/day
On Bellevue Ave east of Broadway	33,691 Cars/day
On Broadway north of Bellevue Ave	32,506 Cars/day
On Broadway south of Bellevue Ave	36,915 Cars/day

Source: CDOT 2025



FOR MORE INFORMATION, PLEASE CONTACT



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BROKER DISCLOSURE

AVAILABLE FOR LEASE SHOPS AT BROADVIEW

4989 - 5001 S. BROADWAY - ENGLEWOOD, CO



- 2,600 SF space available for lease (Former Carbon Health).
- Join Sprouts, Smoothie King, Jersey Mike's, Five Guys, and T-Mobile.
- Excellent visibility from Broadway with over 36,000 CPD.
- Monument Signage available.
- Seeking medical, veterinary and other retail users.

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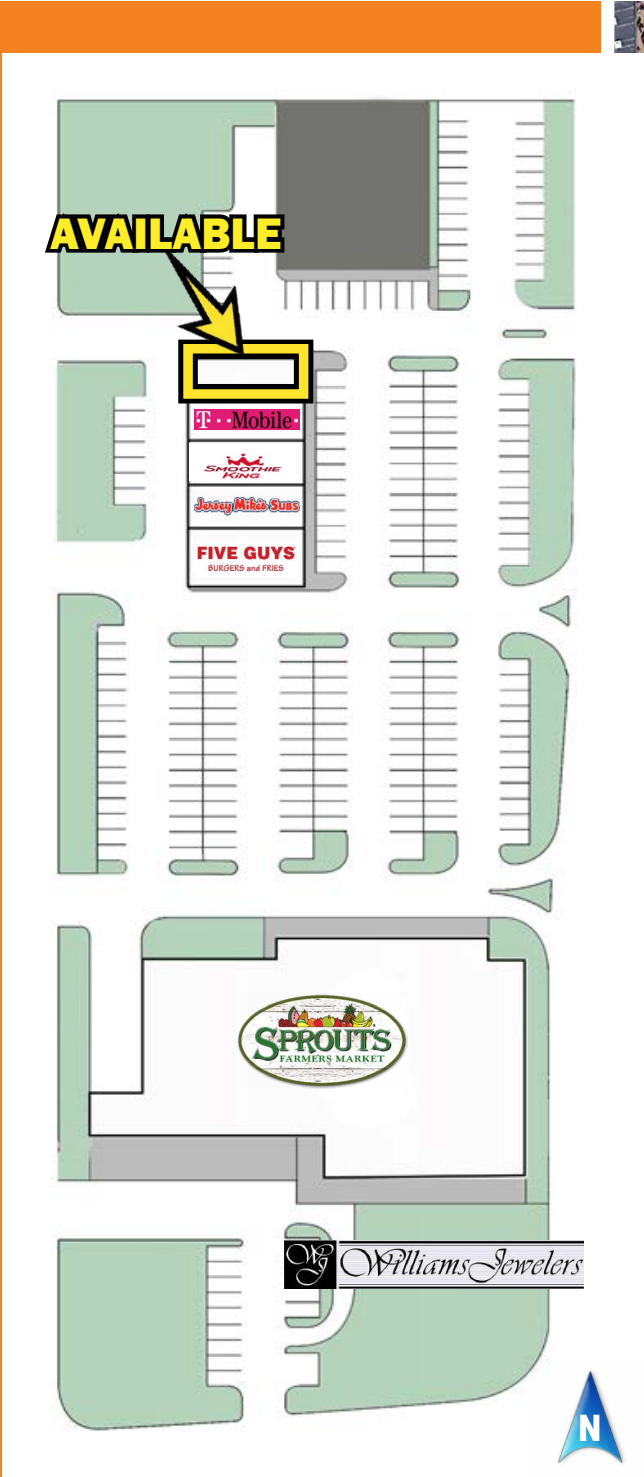
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