

SHOPS AT BROADVIEW

4989 - 5001 S. BROADWAY - ENGLEWOOD, CO



PROPERTY HIGHLIGHTS

- 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.

TRAFFIC COUNTS

On Belleview Ave west of Broadway	33,232 CPD
On Belleview Ave east of Broadway	33,691 CPD
On Broadway north of Belleview Ave	32,506 CPD
On Broadway south of Belleview Ave	36,915 CPD

Source: CDOT 2025

DEMOGRAPHICS	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

FOR LEASE

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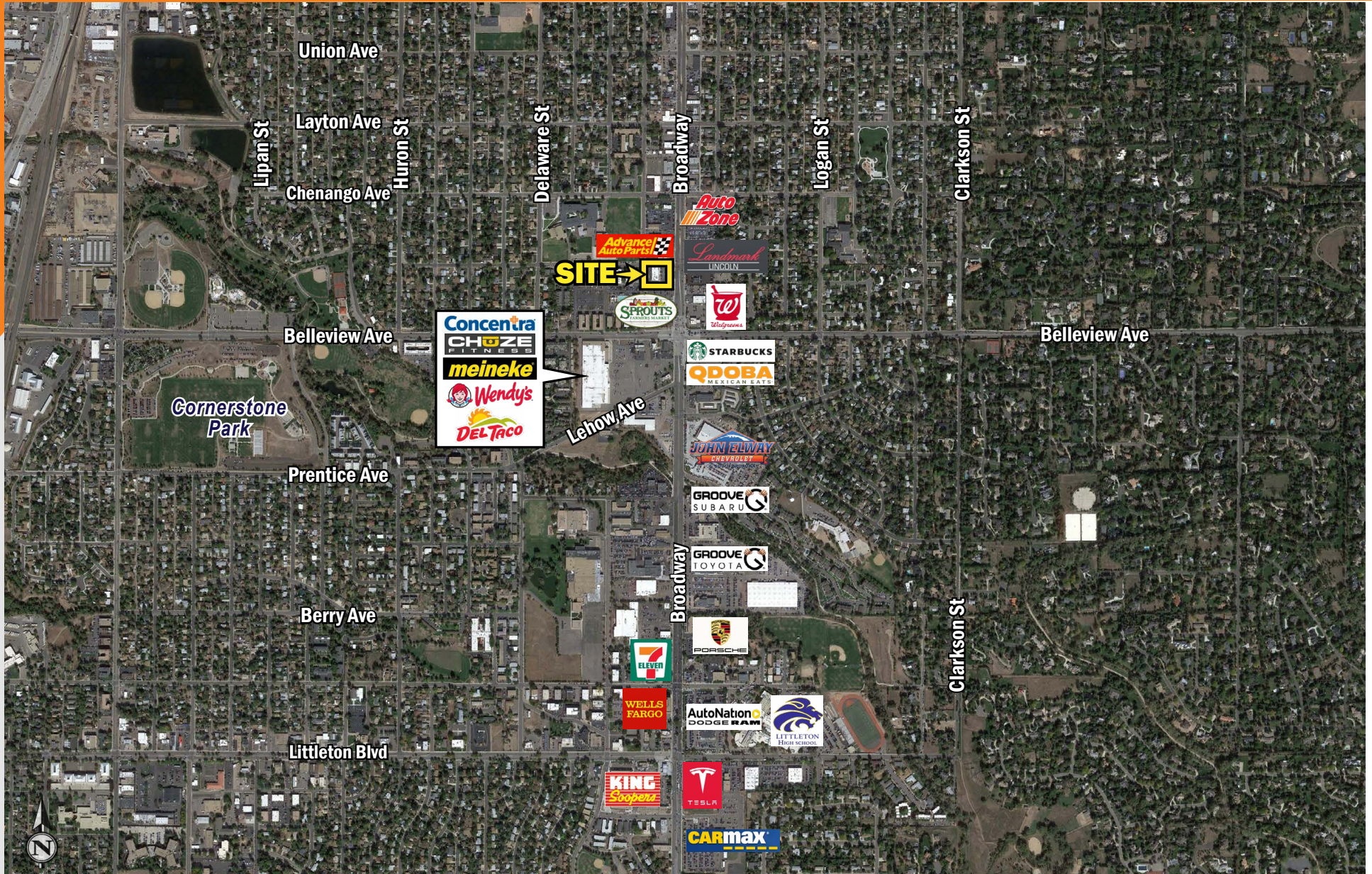
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AVAILABLE

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