

MEDICAL / OFFICE FOR LEASE

BROADWAY MEDICAL CENTER

8089 S. LINCOLN STREET, LITTLETON, CO 80122



TREVEY
COMMERCIAL
REAL ESTATE



PROPERTY FEATURES

- 900 SF; 1,020 SF & 1,312 SF Available Immediately on Second Floor - **Combine for 3,232 SF Max Contiguous**
- Move-in Ready Suites Accessible via Elevator
- 24-hour Building Access
- Monument Signage Available
- Recently Renovated Lobby, Restrooms & Parking Lot
- Prime Location with High Visibility Along South Broadway
- Ideally Located Near Littleton Adventist Hospital & UC Health Highlands Ranch Hospital
- Easy Access to C-470, South Broadway, County Line Rd. & Santa Fe Dr.
- Conveniently Located Near Restaurants, Retail & Hotels

2023 DEMOGRAPHICS

Radius	Population	Avg. HH Income	Home Value
2 Mile	48,217	\$130,461	\$447,928
5 Mile	251,321	\$140,998	\$495,566
10 Mile	825,435	\$122,982	\$480,821

PROPERTY DETAILS

AVAILABLE SUITES	Second Floor
	• Suite 206: 900 SF
	• Suite 207: 1,020 SF
	• Suite 202: 1,312 SF
	• Max Contig.: 3,232 SF
LEASE RATE	\$21.00 / SF NNN
NNN / CAM RATE	\$10.88 / SF (Estimate)
TENANT IMPROVEMENTS	T.I. Package Negotiable
PARKING	3.86:1,000 (97 Surface)
BUILDING SIZE	25,802 SF
Y.O.C.	1984 - Recently Renovated
ZONING	MU (Mixed-Use)
CITY / COUNTY	Littleton / Arapahoe

TRAFFIC COUNTS

Vehicles Per Day (VPD)

Approx. 17,600 VPD on Lincoln St. at Mineral Ave.

Approx. 37,000 VPD on S. Broadway at Grant Way

Approx. 83,000 VPD along C-470 at Santa Fe.

TREVEY COMMERCIAL

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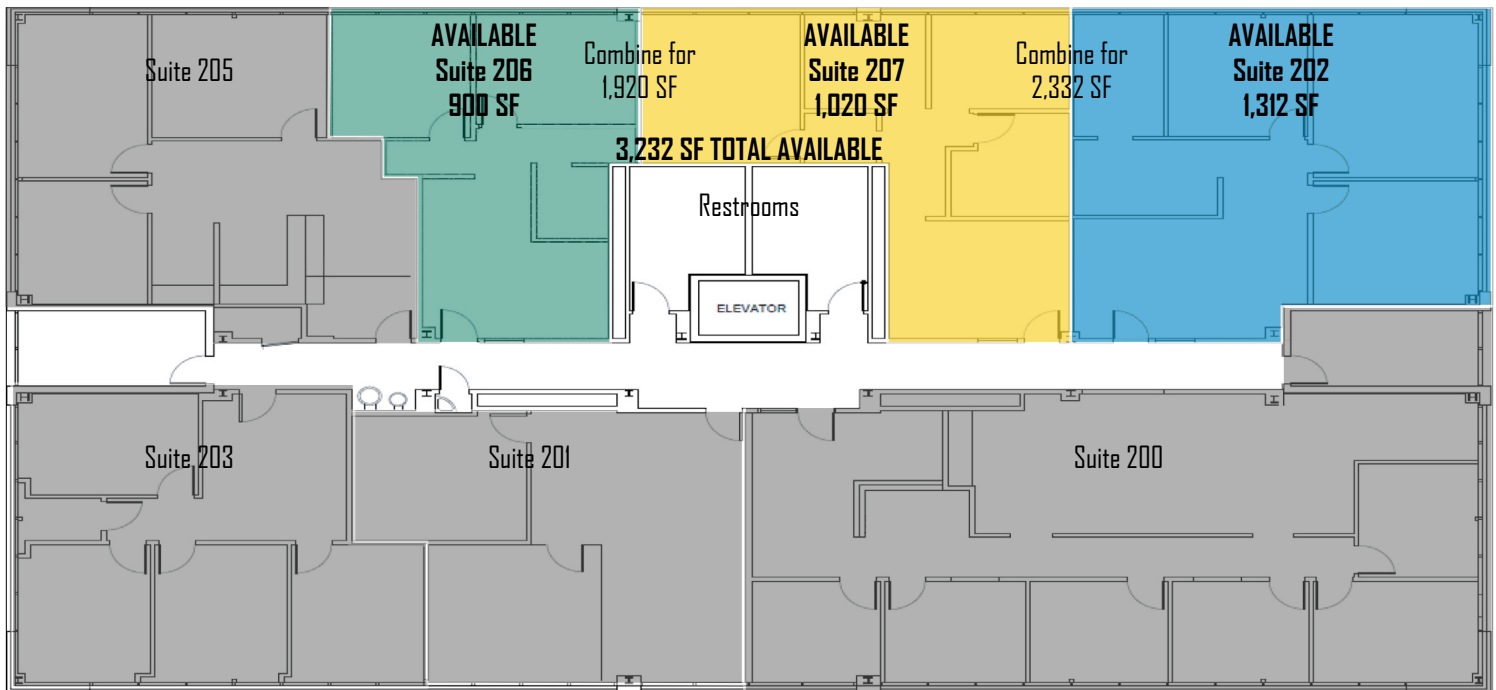
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Please call to confirm current property status and accuracy of information contained herein.