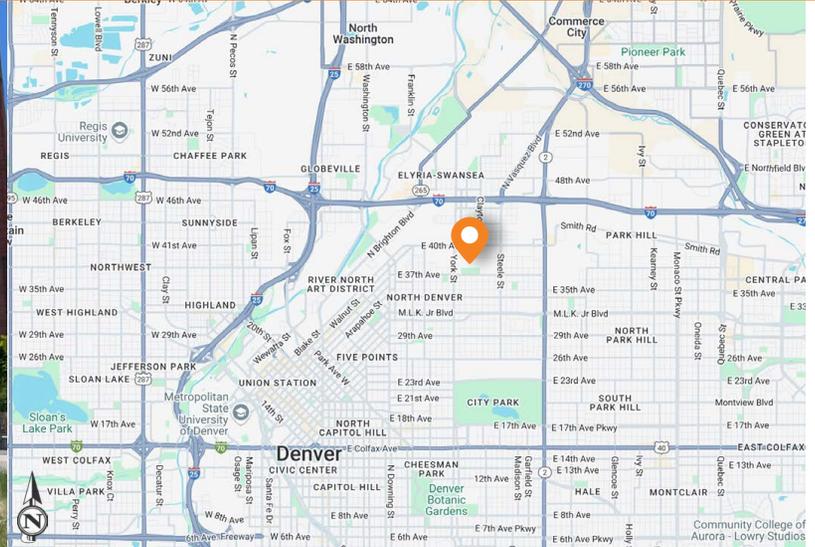


YORK STREET YARDS

NEC OF 38TH AVENUE & YORK STREET - DENVER, CO



RETAIL FOR LEASE

AVAILABLE

Spaces range from 2,407 RSF to 33,343 RSF.

[VIEW VIRTUAL TOUR](#)

KEN HIMEL

303.577.9956
ken.himel@dhlb.com

SHAWN PEEL

303.577.9967
shawn.peel@dhlb.com



PROPERTY HIGHLIGHTS

- Retail spaces available for lease with restaurant infrastructure.
- The spaces feature restored exposed wood beams, exposed brick on exterior/interior, high ceilings, brand new store front with large patios leading into a common plaza and ample parking.
- Common restrooms to be provided and maintained by Landlord.

NEARBY RETAILERS



TRAFFIC COUNTS

| | |
|--|------------|
| On York St south of 39th Ave | 13,617 CPD |
| On Steeles St north of 39th Ave | 5,126 CPD |
| On 40th Ave east of Steeles St | 8,613 CPD |
| On 40th Ave west of Steeles St | 8,080 CPD |

Source: CDOT 2025

| DEMOGRAPHICS | 1 MILE | 3 MILE | 5 MILE |
|--------------------------|-----------|-----------|-----------|
| POPULATION | 20,392 | 175,559 | 431,935 |
| AVERAGE HH INCOME | \$127,477 | \$139,905 | \$154,552 |
| BUSINESSES | 885 | 17,447 | 35,315 |
| EMPLOYEES | 6,811 | 219,588 | 364,244 |

Source: Applied Geographic Solutions, 2025 Estimates

YORK STREET YARDS

NEC OF 38TH AVENUE & YORK STREET - DENVER, CO



3869 STEELE ST

- Suite 1152, 2,804 RSF
- Restaurant Infrastructure
- Suite 1150, 2,683 RSF
- TOPO DESIGNS
- Suite 1257, 3,746 RSF
- Restaurant Infrastructure

3875 STEELE ST

"Retail Cut Through"

- ELEMENTAL BAKERY & COFFEEHOUSE
- DESIGNERY
- Suite 1147, 3,262 RSF
- Suite 1252, 3,419 RSF
- Suite 1250, 3,116 RSF
- Restaurant Infrastructure
- 4" CONCRETE CAP

AVAILABLE SUITES

| | | |
|------|------------|------------|
| 3827 | Suite 1307 | 3,228 RSF |
| 3827 | Suite 1427 | 16,634 RSF |
| 3827 | Suite 1319 | 9,955 RSF |
| 3827 | Suite 1317 | 6,229 RSF |
| 3857 | Suite 1287 | 3,836 RSF |
| 3863 | Suite 1174 | 2,407 RSF |
| 3869 | Suite 1152 | 2,804 RSF |
| 3869 | Suite 1150 | 2,683 RSF |
| 3869 | Suite 1257 | 3,746 RSF |
| 3875 | Suite 1147 | 3,262 RSF |
| 3875 | Suite 1252 | 3,419 RSF |
| 3875 | Suite 1250 | 3,116 RSF |
| 3875 | Suite 1139 | 5,174 RSF |
| 3881 | Suite 1129 | 5,149 RSF |
| 3887 | Suite 1226 | 33,343 RSF |

10,513 CPD

40th Ave

5,570 CPD

Bruce Randolph School
Grades 6-12

3857, 1287, 1174, 3863, 3869, 3875, 3881, 3887, 3893

ARTEMIS VISION, BEAT THE BOMB, FEVER UP, OUT & BACK, DESIGNERY, yellowdog, KGA ARCHITECTS, AutoStore, AZAK, RIVIAN, RIVIAN PARKING

3851, 1371, 1289, 1186, 1235, 1433, 1325, 1296, 1300, 1388

THE YARD, SKIPTOWN Outdoor Play Area, CLOVE & TWINE, 1427, 1319, 1317, RIVER BEAR, Playbell

3851, 1391, 1278, 1268, 1393, 1306, 1203, 1293, 1332, 1378

REALM INSPIRED SPACE, TRES BIRDS, VISION BOX/ELEVATION SOFTWARE, VOLO SPORTS, TEAMMATES COMMERCIAL INTERIORS

TENANTS

| | | | |
|-------------------------------------|---|---|--|
| 3851 1371 13TH FLOOR ENTERTAINMENT | 3821 1302 DENVER BARBELL CLUB | 3851 1391 PRIORITY ROOFING | 3857 1299 TEAMMATES COMMERCIAL INTERIORS |
| 3857 1289 ADULTS & CRAFTS | 3821 1308 DENVER CITY LAX | 3863 1278 RAD POWER BIKES | 3821 1311 TRES BIRDS |
| 3857 1186 ARTEMIS VISION | 3821 1411 MAYBELL | 3869 1268 RAND CONSTRUCTION | 3851 1389 VISION BOX/ELEVATION SOFTWARE |
| 3861 1235 AUTOSTORE | 3857 1182 FIT COLLECTIVE | 3851 1393 REALM INSPIRED SPACE | 3821 1414 VOLO SPORTS |
| 3833 1433 CLOVE & TWINE CORPORATE | 3851 1379 GREY SOLUTIONS | 3821 1306 RIVER BEAR AMERICAN MEATS | 3881 1242 YELLOWDOG PRINTING |
| 3833 1325 CLOVE & TWINE FULFILLMENT | 3881 1132 KGA ARCHITECTS | 3863 1203 RIVIAN | |
| 3857 1296 CRAFT COLLECTIVE SALON | 3851 1479 MEDICAL TRANSPORTATION MANAGEMENT | 3857 1293 SCANLAN KEMPER BARD (LEASING) | |
| 3821 1300 CROSSFIT LODD | 3851 1488 NEW COTTAGE ARTS | 3833 1332 SKIPTOWN | |
| 3851 1388 COHESION BREWING | 3827 1163 OUT & BACK | 3851 1378 STICK AND FEATHER | |

37th Ave

37th Ave

13,425 CPD

York St

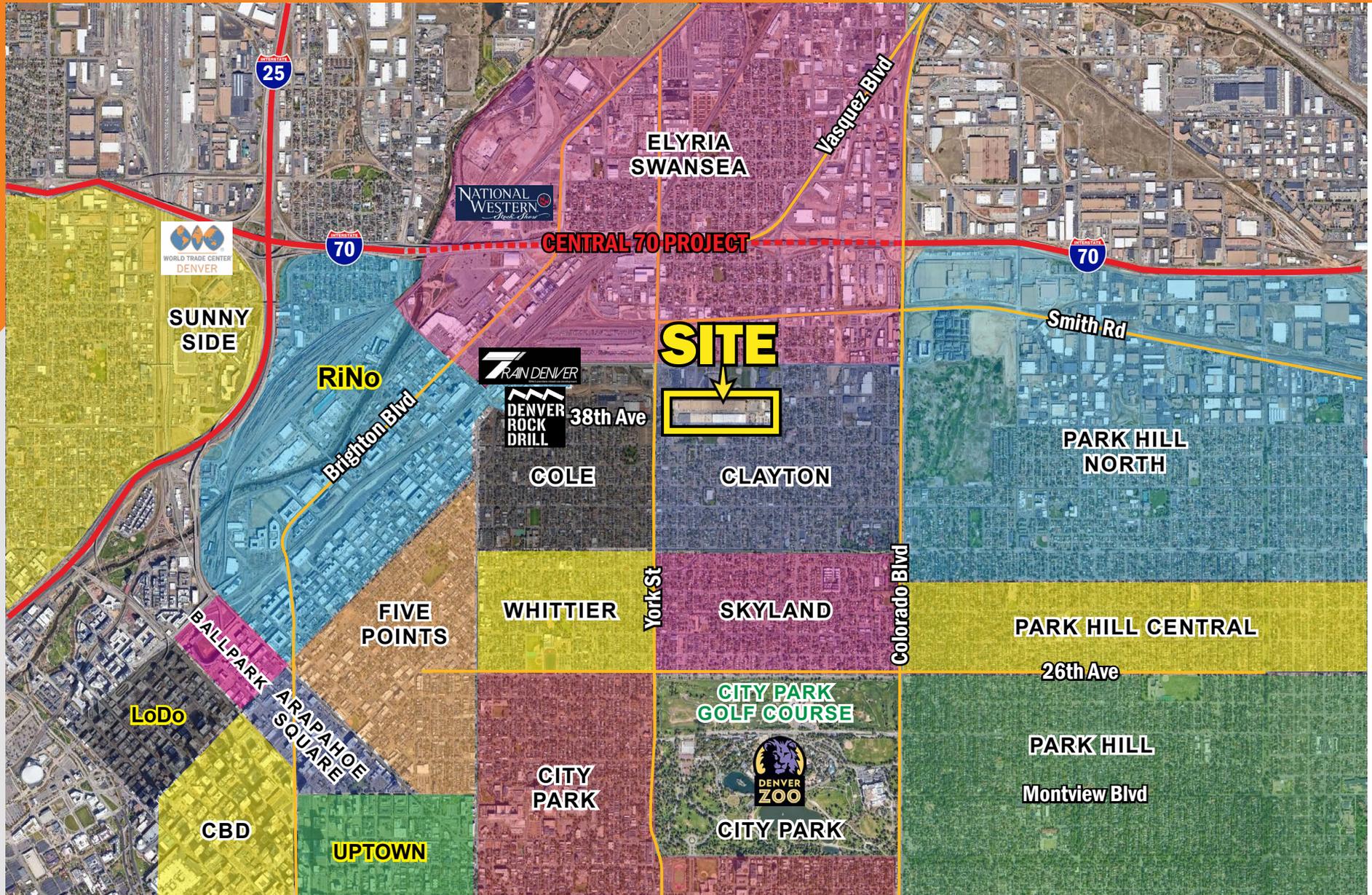
Steele St

40th Ave

38th Ave

YORK STREET YARDS

NEC OF 38TH AVENUE & YORK STREET - DENVER, CO



YORK STREET YARDS



5750 DTC Parkway, Suite 200
Greenwood Village, CO 80111

www.dhlb.com

KEN HIMEL

303.577.9956

ken.himel@dhlb.com

SHAWN PEEL

303.577.9967

shawn.peel@dhlb.com

TEAMMATES

[CLICK HERE FOR
BROKER DISCLOSURE](#)