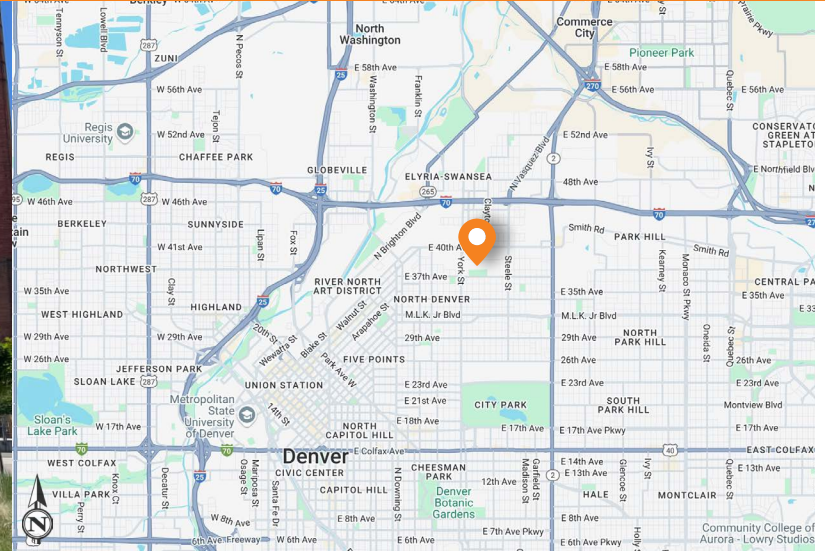


YORK STREET YARDS

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



RETAIL FOR LEASE

AVAILABLE

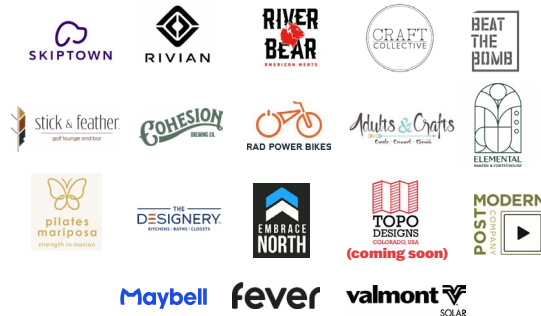
Spaces range from 1,528 RSF to 33,343 RSF.

[VIEW VIRTUAL TOUR](#)

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 Steele St north of 39th Ave	5,126 CPD
On 40th Ave east of Steele St	8,613 CPD
On 40th Ave west of Steele 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

KEN HIMEL

303.577.9956
ken.himel@dhlb.com

SHAWN PEEL

303.577.9967
shawn.peel@dhlb.com



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 1427	16,634 RSF
3827	Suite 1319	9,955 RSF
3827	Suite 1317	6,229 RSF
3851	Suite 1488	1,528 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

Bruce Randolph School
Grades 6-12

5,570 CPD

3857 3863 3869 3875 3881 3887 3893

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

3851 3855 3859 3863 3867 3871 3875 3879 3883 3887 3891 3895

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

3883 3827 3821

LOADING & SHIPPING ACCESS

TENANTS



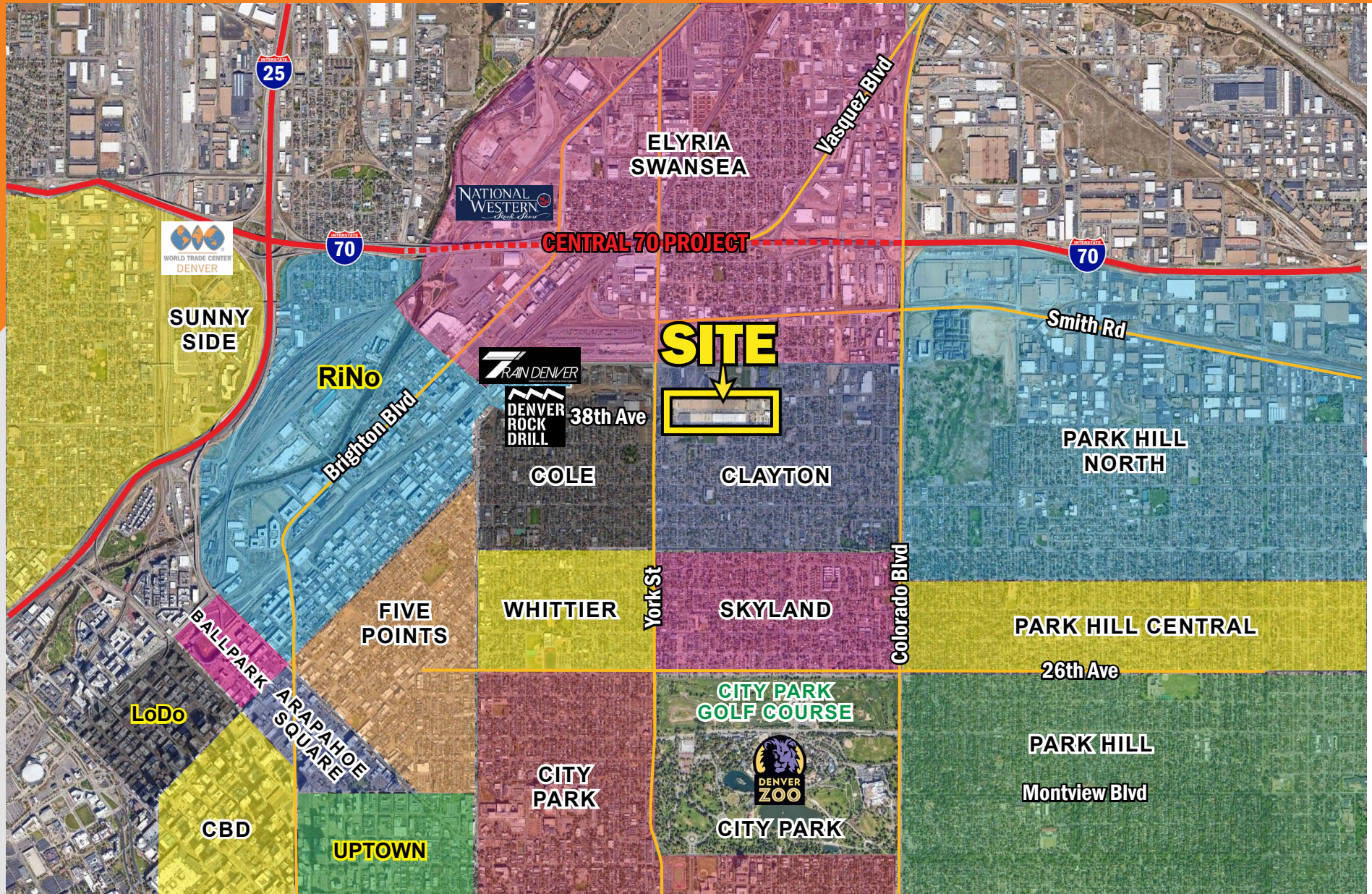
3851 1371	13TH FLOOR ENTERTAINMENT	3821 1302	DENVER BARBELL CLUB	3851 1391	PRIORITY ROOFING	3857 1299	TEAMMATES COMMERCIAL INTERIORS
3857 1289	ADULTS & CRAFTS	3821 1308	DENVER CITY LAX	3863 1278	RAD POWER BIKES	3821 1311	TRES BIRDS
3857 1186	ARTEMIS VISION	3821 1411	MAYBELL	3869 1268	RAND CONSTRUCTION	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

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](#)