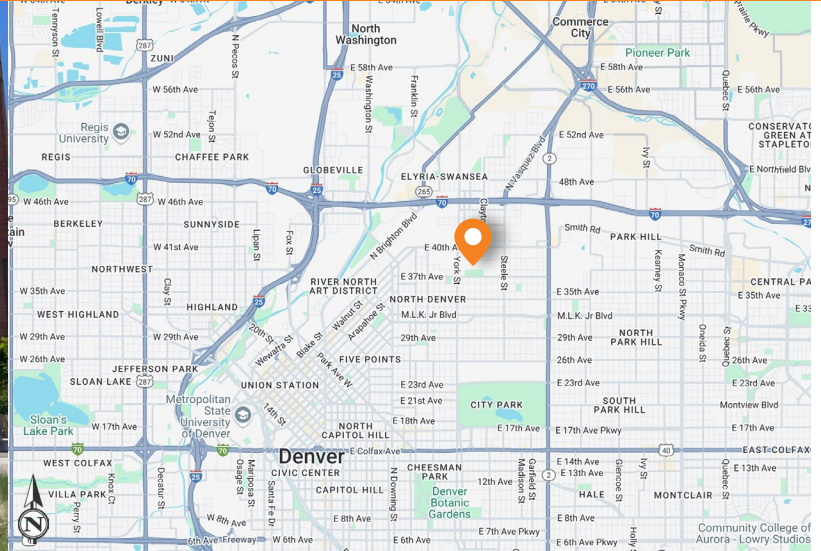


YORK STREET YARDS

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



RETAIL FOR LEASE

AVAILABLE

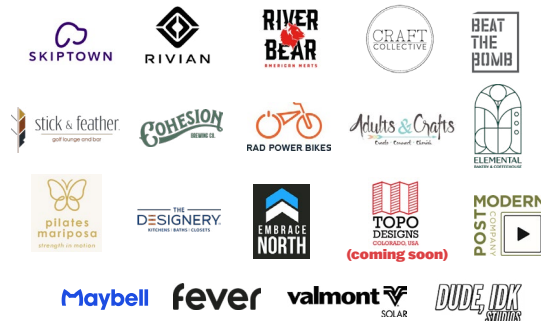
Spaces range from 1,528 RSF to 33,343 RSF.

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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

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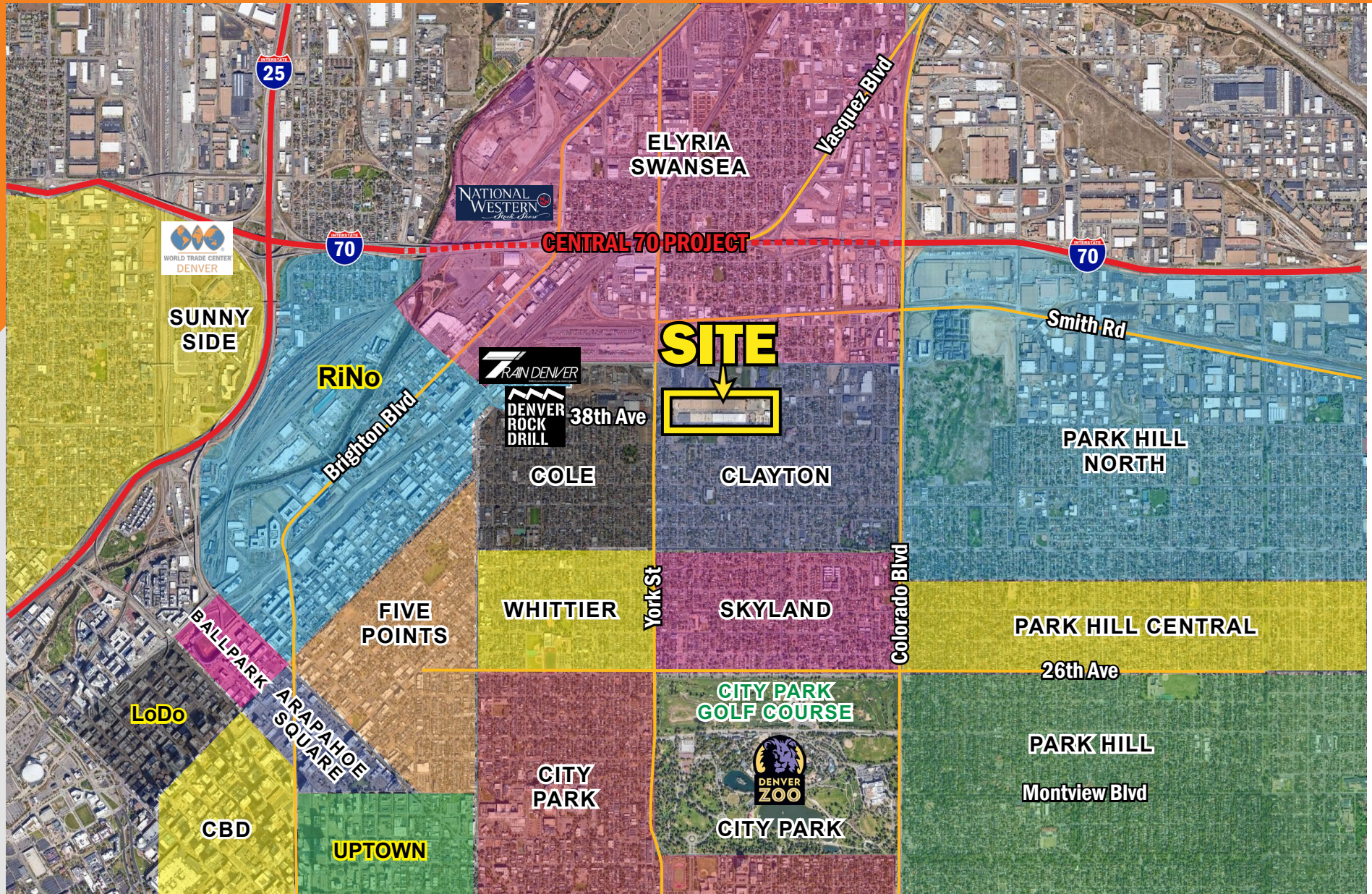
YORK STREET YARDS

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YORK STREET YARDS



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TEAMMATES

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