

6625 S YOSEMITE CT

GREENWOOD VILLAGE, CO



FOR LEASE

**Prime
DTC
Location**

PROPERTY HIGHLIGHTS

- 1,152 SF building with drive-thru in busy DTC!

[VIEW PHOTOS](#)

- I-25 & Arapahoe Road with access from Arapahoe Road.

[VIEW SURVEY](#)

- Ideal for coffee, fast food, donuts, bagels, tacos, Mexican food, chicken, prepared foods, sandwiches, pizza, & dirty sodas.

TRAFFIC COUNTS

On I-25 North of Arapahoe Rd 235,972 CPD

On I-25 South of Arapahoe Rd 240,306 CPD

On Arapahoe Rd West of I-25 46,675 CPD

On Arapahoe Rd East of I-25 69,276 CPD

Source: CDOT 2026

NEARBY RETAILERS



DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
POPULATION	13,333	89,519	244,359
AVERAGE HH INCOME	\$152,327	\$186,894	\$173,878
BUSINESSES	2,950	13,149	22,957
EMPLOYEES	42,760	182,071	266,392

Source: Applied Geographic Solutions, 2026 Estimates

PHILIP HICKS

303.808.0507
phil@dhlb.com

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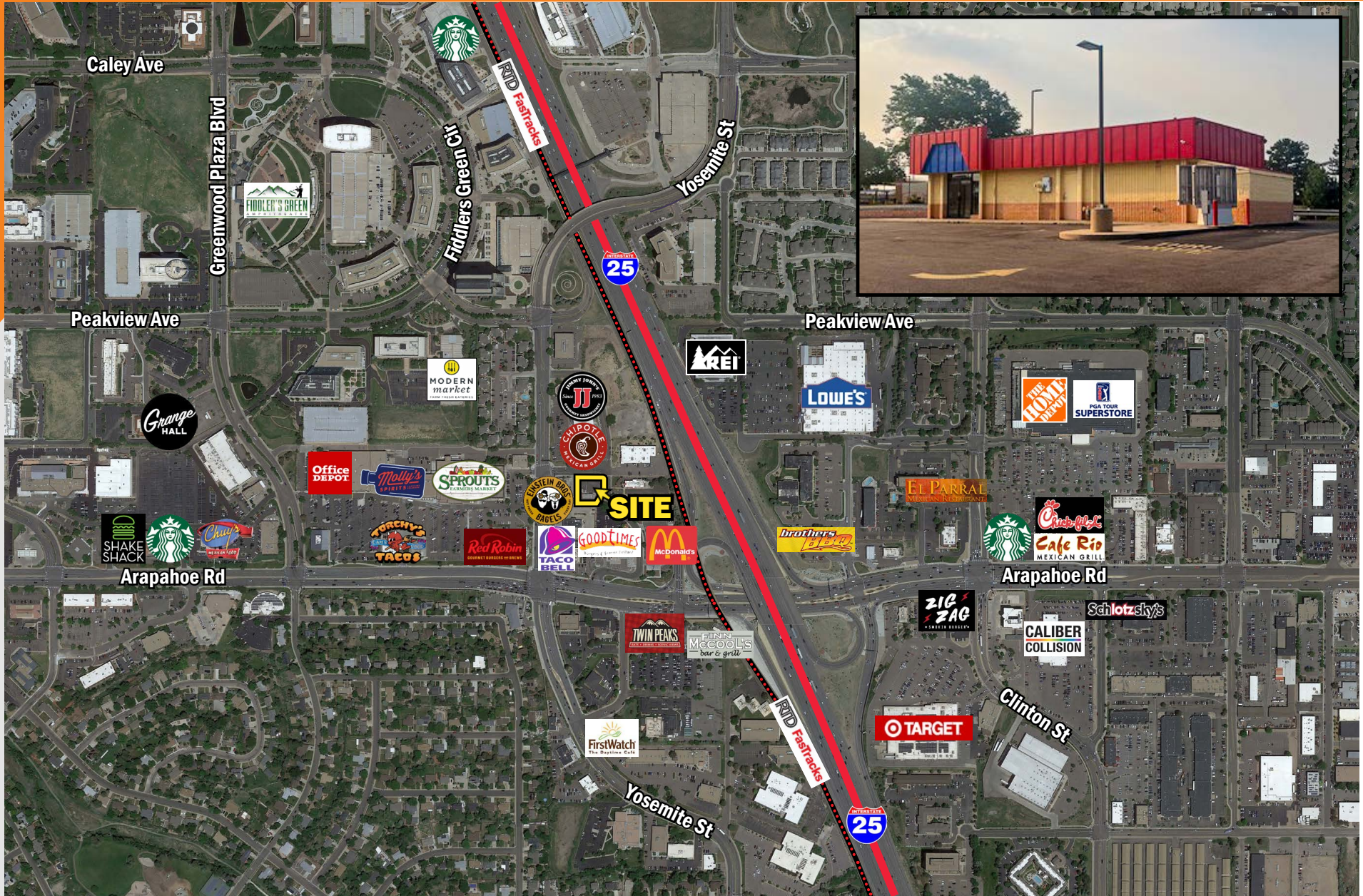
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RETAIL BROKERAGE



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5750 DTC Parkway, Suite 200
Greenwood Village, CO 80111

www.dhlb.com

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