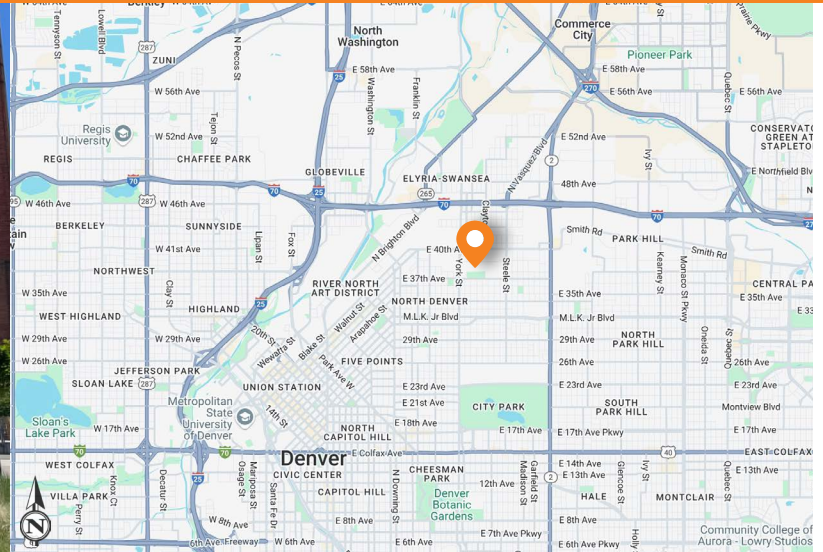


YORK STREET YARDS

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



RETAIL FOR LEASE

AVAILABLE

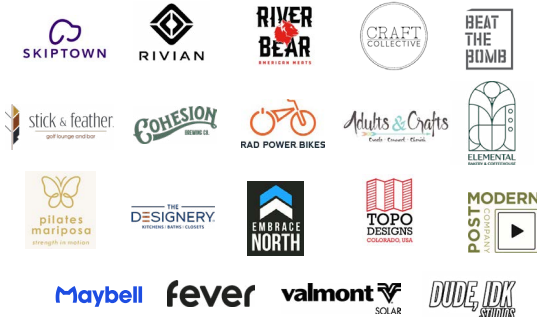
Spaces range from
1,634 RSF to 51,180 RSF.

[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 provided and maintained by Landlord.

NEARBY RETAILERS



TRAFFIC COUNTS

On York St south of 39th Ave	13,457 CPD
On Steele St north of 39th Ave	5,101 CPD
On 40th Ave east of Steele St	8,188 CPD
On 40th Ave west of Steele St	8,248 CPD

Source: CDOT 2026

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
POPULATION	19,167	173,972	433,159
AVERAGE HH INCOME	\$129,397	\$149,702	\$164,542
BUSINESSES	914	17,470	35,484
EMPLOYEES	7,195	228,035	383,694

Source: Applied Geographic Solutions, 2026 Estimates

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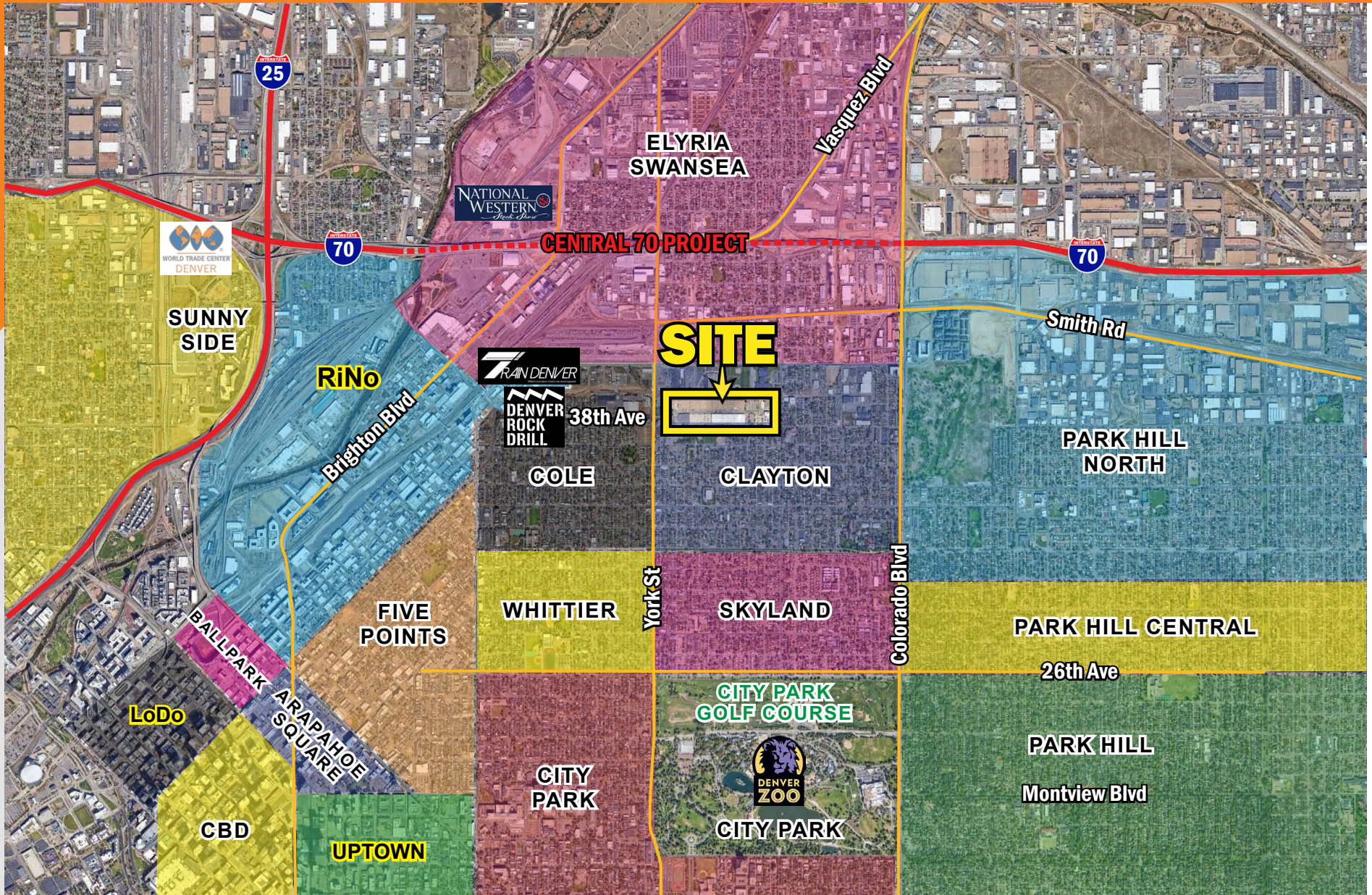
YORK STREET YARDS

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YORK STREET YARDS



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TEAMMATES

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