

SHOPS ON MONACO & YALE

STONER'S
PIZZA JOINT

CD Chuck's Don's
PET FOOD & SUPPLIES

MCT
est. 1992

ADVANCED NAIL SALON

E & S
LIQUORS

SAFEWAY

thrifty

Nail Studio

GOLDEN FALAFEL

HONG KONG 2GO

MARIA'S MEXICAN STORE

SUBWAY

DR
SPEX
VISION CARE

M

1,200-2,880 SF AVAILABLE

SAFEWAY

blue

TACO
BELL

S MONACO PKWY

24,500 VPD

E YALE AVE

24,200 VPD

Colorado Athletic Club

6 4 6 0

E YALE STREET

DENVER, CO 80222

RETAIL/OFFICE SPACES
AVAILABLE FOR LEASE



CUSHMAN &
WAKEFIELD



6 4 6 0
E YALE STREET
 DENVER, CO 80222

PROPERTY HIGHLIGHTS



Prime location with high visibility



Strong demographics with high density residential area



Safeway anchored shopping center

AVAILABILITIES

| Suite | Size | Lease Rate |
|-----------------|-----------|--------------------------|
| Suite 60 | 1,680 SF* | \$18.00-\$20.00/SF NNN** |
| Suite 70 | 1,200 SF* | \$18.00-\$20.00/SF NNN** |

*Can be combined for a total of 2,880 SF

**NNNs: \$11.24/SF



6460

E YALE STREET

DENVER, CO 80222

SITE PLAN



SUITE 60



SUITE 70

| Tenant | Suite | SF |
|-----------------------|-------|---------------|
| Chuck & Dons | 10-20 | 3,840 |
| Royal Liquor | 30 | 1,920 |
| Etoile Nails | 40-50 | 2,880 |
| AVAILABLE | 60 | 1,680 |
| AVAILABLE | 70 | 1,200 |
| Micro Computer Repair | 80 | 1,200 |
| Stoner's Pizza Joint | 90 | 1,680 |
| TOTAL SF | | 14,400 |





6 4 6 0

E YALE STREET

DENVER, CO 80222

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DEMOGRAPHICS

| | 2 Mile | 5 Mile | 10 Mile |
|-------------------------------|-----------|-----------|-----------|
| 2024 Population (Pop.) | 68,281 | 402,466 | 1,462,479 |
| 2029 Pop. Projection | 68,679 | 406,848 | 1,488,692 |
| 2024 Households (HH) | 30,972 | 184,792 | 615,394 |
| Avg. HH Income | \$108,918 | \$111,054 | \$111,083 |
| Daytime Employment | 35,829 | 281,129 | 915,842 |

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