

SHOPS ON MONACO & YALE

STONER'S PIZZA JOINT

CD Chucks & Don's PET FOOD & SUPPLIES



ADVANCED NAIL C&M

E & S LIQUORS

SAFeway

thriftyly



GOLDEN FALAFEL
HONG KONG 2GO
MARIA'S MEXICAN STORE

SUBWAY

DR SPEX
OCC VISION CARE



1,200-2,880 SF AVAILABLE

SAFeway

bluebird



S MONACO PKWY

24,500 VPD

E YALE AVE

24,200 VPD

Colorado Athletic Club

6460

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



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SITE PLAN



SUITE 60



SUITE 70

Tenant	Suite	SF
Chuck & Don's	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



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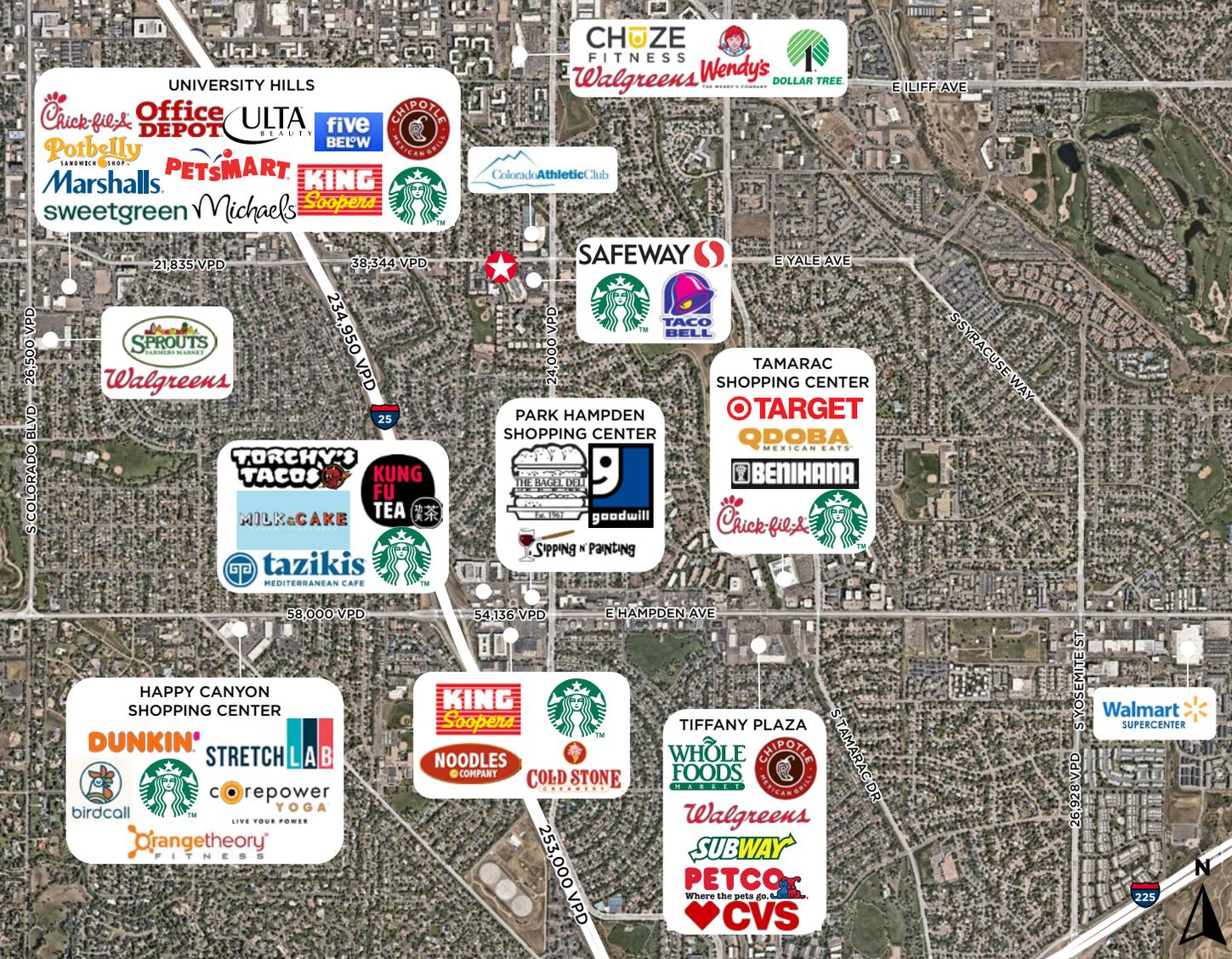
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DEMOGRAPHICS

	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