

SHOPS ON MONACO & YALE

STONER'S  
PIZZA JOINT



E & S  
LIQUORS



ADVANCED NAIL CARE



Chuck's  
PET FOOD & SUPPLIES

SAFEWAY

thrifty



GOLDEN FALAFEL

HONG KONG 2GO

MARIA'S MEXICAN STORE

SUBWAY

DR  
SPEX  
VISION CARE



1,200 SF Available  
October 1, 2026

SAFEWAY

blue



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 SPACE  
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 80 | 1,200 SF | \$20.00 - \$22.00/SF NNN |

\*\*NNNs: \$10.65/SF



# 6460

## E YALE STREET

DENVER, CO 80222

### SITE PLAN

| Tenant                       | Suite | SF            |
|------------------------------|-------|---------------|
| Chuck & Dons                 | 10-20 | 3,840         |
| Royal Liquor                 | 30    | 1,920         |
| Etoile Nails                 | 40-50 | 2,880         |
| Strokes Gained Golf          | 60    | 1,680         |
| Tobacco Vape                 | 70    | 1,200         |
| AVAILABLE<br>October 1, 2026 | 80    | 1,200         |
| Stoner's Pizza Joint         | 90    | 1,680         |
| <b>TOTAL SF</b>              |       | <b>14,400</b> |







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**E YALE STREET**

**DENVER, CO 80222**

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## DEMOGRAPHICS

|                               | 2 Mile    | 5 Mile    | 10 Mile   |
|-------------------------------|-----------|-----------|-----------|
| <b>2025 Population (Pop.)</b> | 70,410    | 408,633   | 1,490,978 |
| <b>2030 Pop. Projection</b>   | 71,698    | 417,384   | 1,525,204 |
| <b>2025 Households (HH)</b>   | 32,029    | 187,899   | 627,199   |
| <b>Avg. HH Income</b>         | \$124,160 | \$126,068 | \$125,720 |
| <b>Daytime Employment</b>     | 35,356    | 268,423   | 885,155   |

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