

4615 North Yampa Street

Denver, CO 80249



FOR SALE

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For Sale

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Property Description

4615 Yampa Street presents a premier blank-shell commercial space in Denver, CO. Governed by flexible C-MU-20 zoning, the property provides owner-users and tenants an exceptional canvas for retail, medical, corporate office, or light service buildouts. Located in the bustling Gateway corridor with quick access to DIA and major transit lines, this asset combines strategic regional access with unlimited interior customization potential.

Property Highlights

- **Available For Sale or Lease:** Flexible acquisition options tailored for owner-occupants, investors, or regional tenants.
- **Customizable Blank Shell:** Completely open interior ready for custom buildout—ideal for medical, retail, professional office, or flex configurations.
- **Highly Permissive C-MU-20 Zoning:** Broad Denver commercial designation supporting retail, medical/dental, office, restaurant, and service uses by-right.
- **Strategic Gateway / DIA Location:** Prime positioning in Far Northeast Denver with direct access to Tower Rd, Peña Blvd, and I-70.
- **High-Growth Trade Area:** Surrounded by rapid residential expansion and ongoing commercial development near Denver International Airport.
- **Maximum Customization:** Blank-canvas condition allows full control over interior layout, tenant improvements, and infrastructure.

Offering Summary

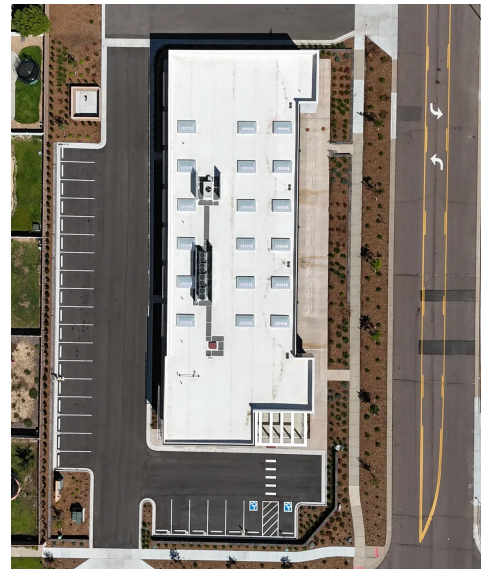
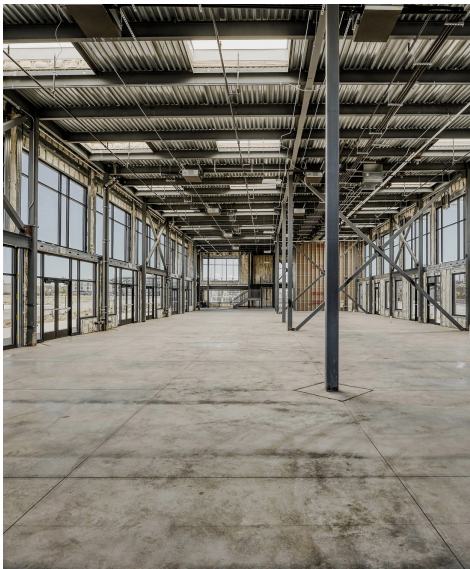
Sale Price:	\$8,000,000
Building Size:	10,750 SF
Lease Rate:	\$30/SF/YR NNN
Rentable SF	2,000 SF - 10,750 SF

Demographics	0.25 Miles	0.5 Miles	1 Mile
Total Households	196	1,171	5,351
Total Population	610	3,796	17,511
Average HH Income	\$104,757	\$103,172	\$109,458

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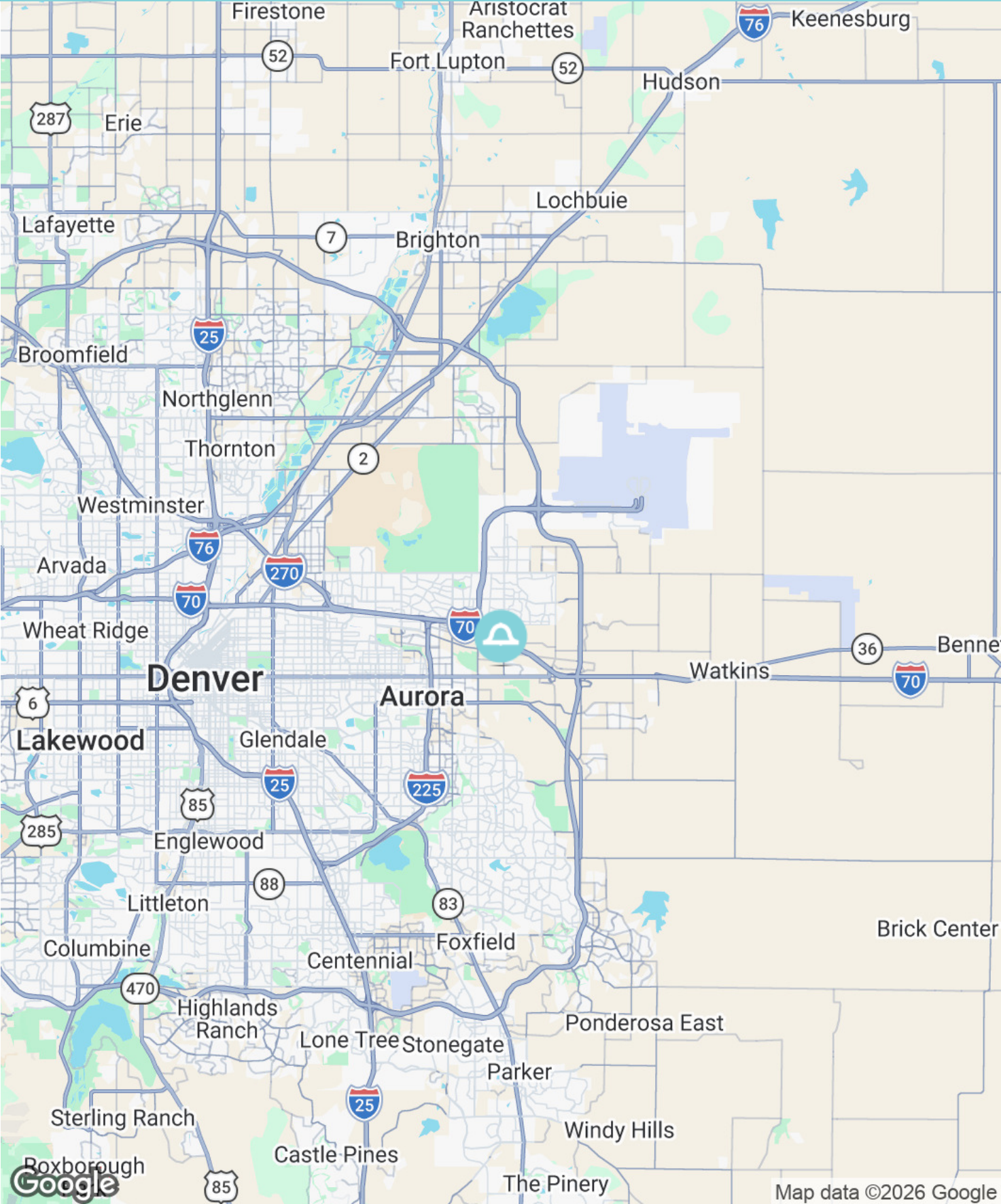
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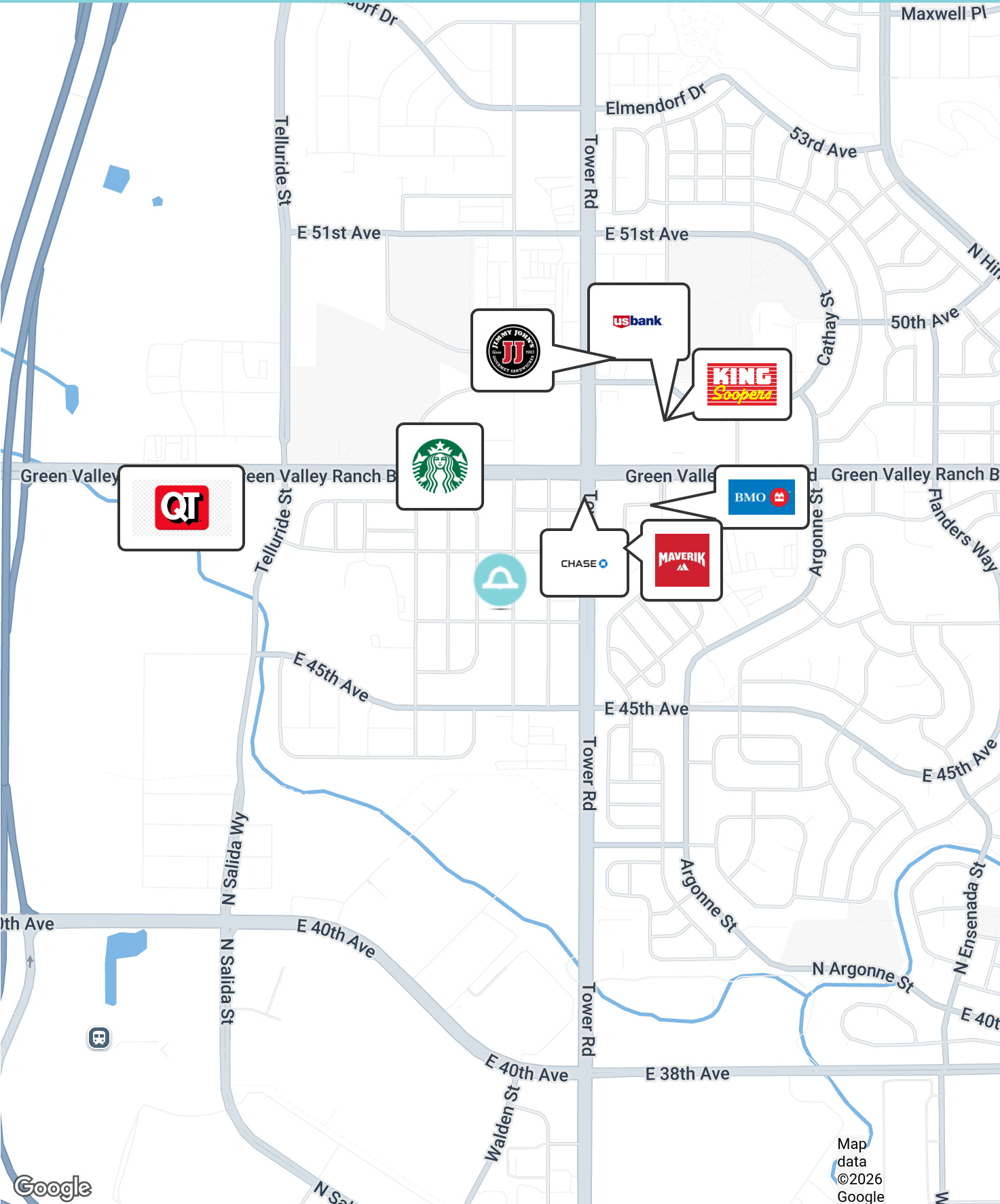
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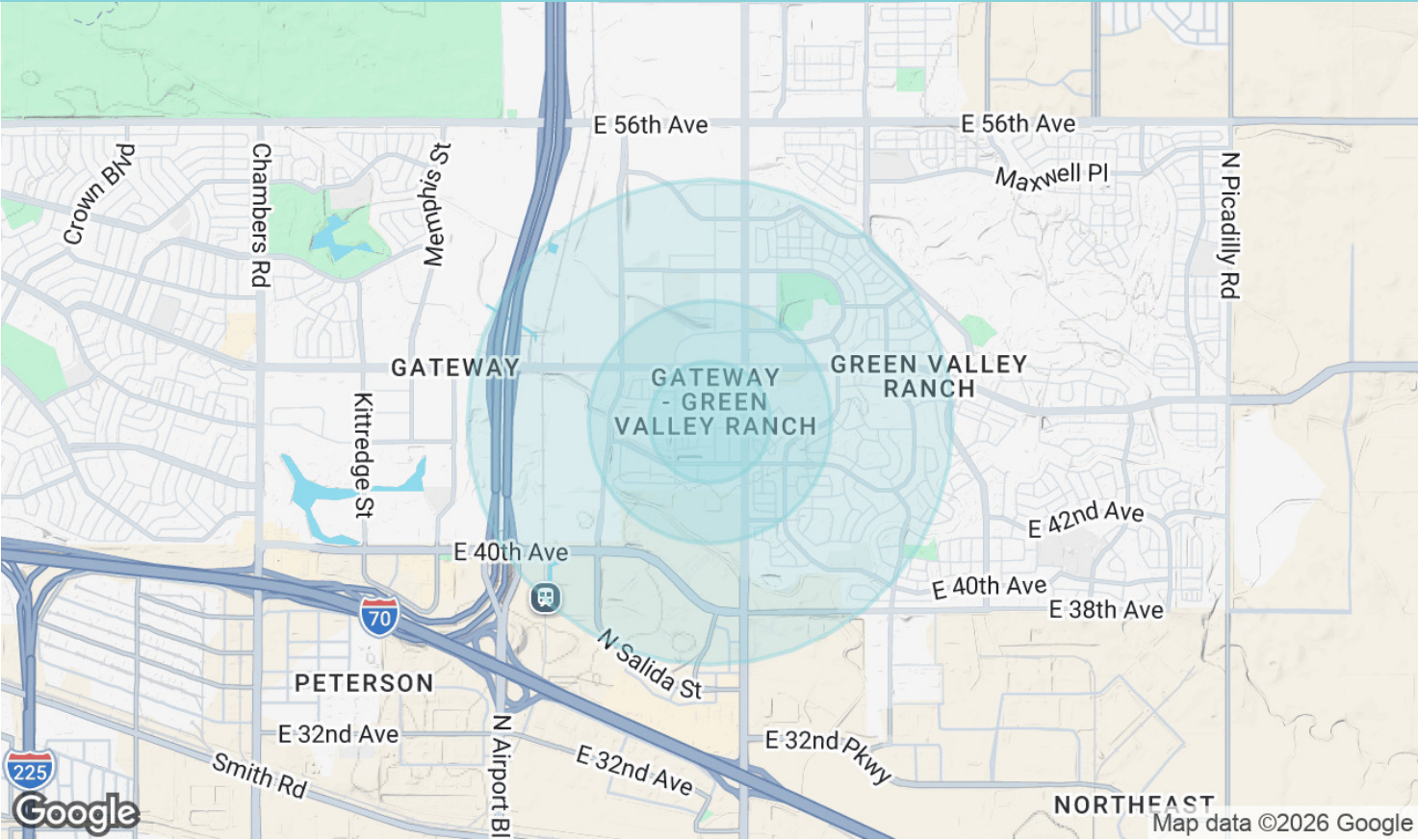
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Population	0.25 Miles	0.5 Miles	1 Mile
Total Population	610	3,796	17,511
Average Age	36.1	31.3	29.7
Average Age (Male)	37.7	31.2	27.9
Average Age (Female)	33.6	31.4	31.7

Households & Income	0.25 Miles	0.5 Miles	1 Mile
Total Households	196	1,171	5,351
# of Persons per HH	3.1	3.2	3.3
Average HH Income	\$104,757	\$103,172	\$109,458
Average House Value	\$528,007	\$475,810	\$457,791

2023 American Community Survey (ACS)

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Associate Advisor

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