



GREENWOOD VILLAGE RETAIL SPACE FOR LEASE!

4650 South Yosemite Street, Greenwood Village, CO 80111

Available Space: 800 SF

Lease Rate: \$23/SF NNN | \$14.42/SF NNN's

Amanda Tompkins S. Vice President | Amanda@henrygroupre.com | 720.994.2260



OFFERING SUMMARY

4650 South Yosemite Street presents a premier retail opportunity in one of South Denver's most established and **high-performing trade areas**. Positioned at the gateway to the Denver Tech Center, the property enjoys exceptional visibility and accessibility, supported by **strong daytime population, affluent consumer demographics**, and **convenient connectivity to I-25, I-225, and Arapahoe Road**.

Currently, one retail suite of approximately **800 SF is available for lease**, currently built out as a nail salon and offering an adaptable space well-suited for **service providers, medical offices, restaurants, or neighborhood-focused retailers seeking a strategic location**. With **ample on-site parking** and a dense concentration of surrounding rooftops, the property provides an optimal environment for businesses looking to serve both Denver Tech Center professionals and nearby residential communities.

PROPERTY HIGHLIGHTS

- **Prime location** adjacent to the Denver Tech Center with direct access to major transportation corridors.
- **Strong visibility and signage** opportunities along South Yosemite Street.
- **Robust surrounding demographics** including high daytime employment and established neighborhoods.
- **Flexible layout** suitable for a wide range of retail and service users (currently built out as a nail salon).
- **Ample on-site parking** to accommodate customer and tenant needs.



OFFERING SUMMARY

Address	4650 South Yosemite Street Greenwood Village, CO 80111
Total Building SF	5,528 SF
Lot Size (2 parcels)	31,624SF .726 AC
Year Built	1971
Available Unit SF	Unit 4656 800 SF
Lease Rate	\$23/SF NNN \$14.42/SF NNN's





E TUFTS AVE

S YOSEMITE ST

S AKRON ST

E UNION AVE

4650 SOUTH YOSEMITE STREET

GREENWOOD VILLAGE, CO 80111

La Petite
ACADEMY

CORNER
POKE

China Lee

AMERICAN
CLEANERS

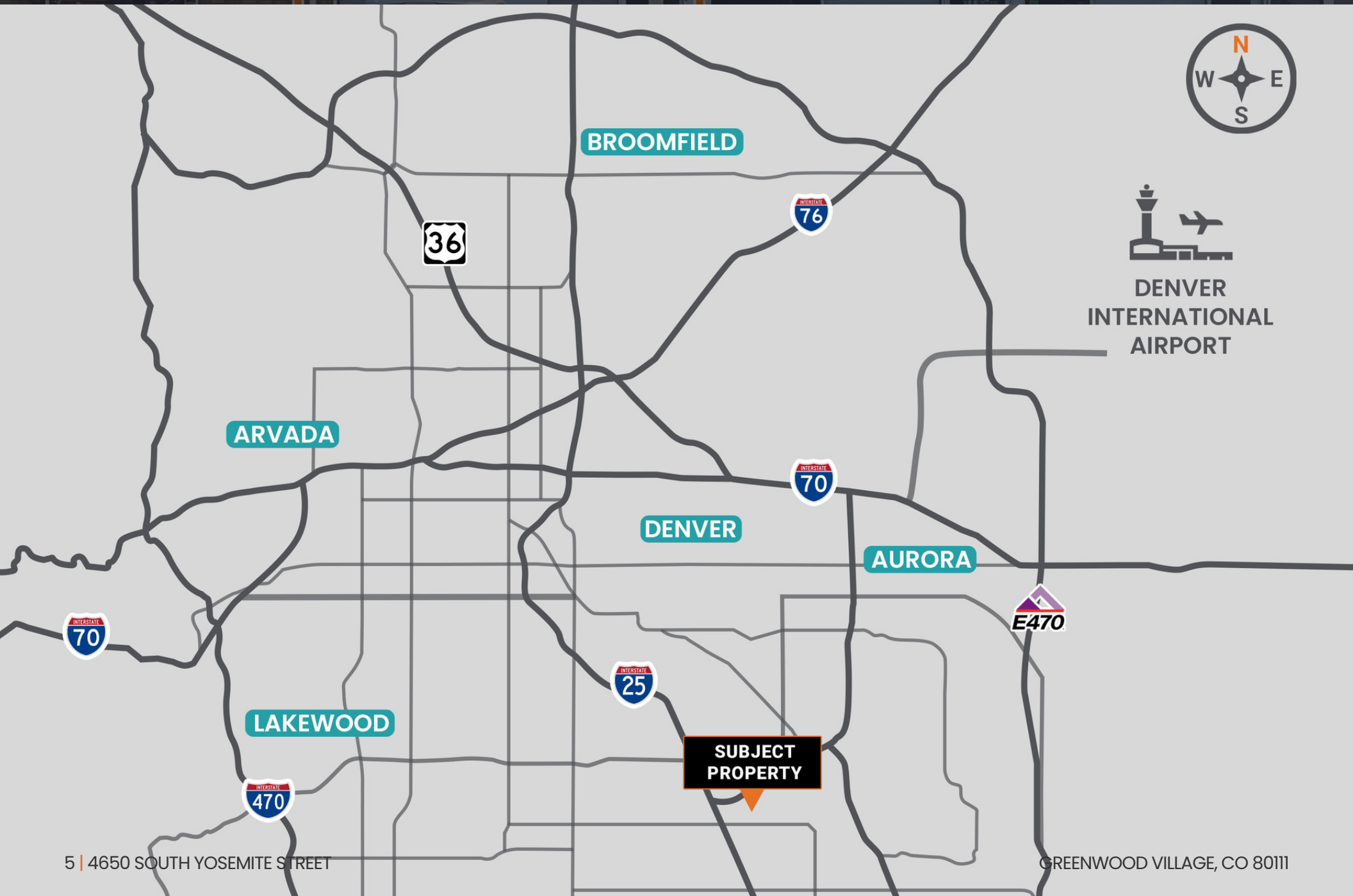
The French Press
Cafe and Bakery

JIMMY JOHN'S
SANDWICHES

Taqueria
Comalito
MEXICAN FOOD

DriveSafe
DRIVING SCHOOLS

Miso's
PIZZA & PASTA



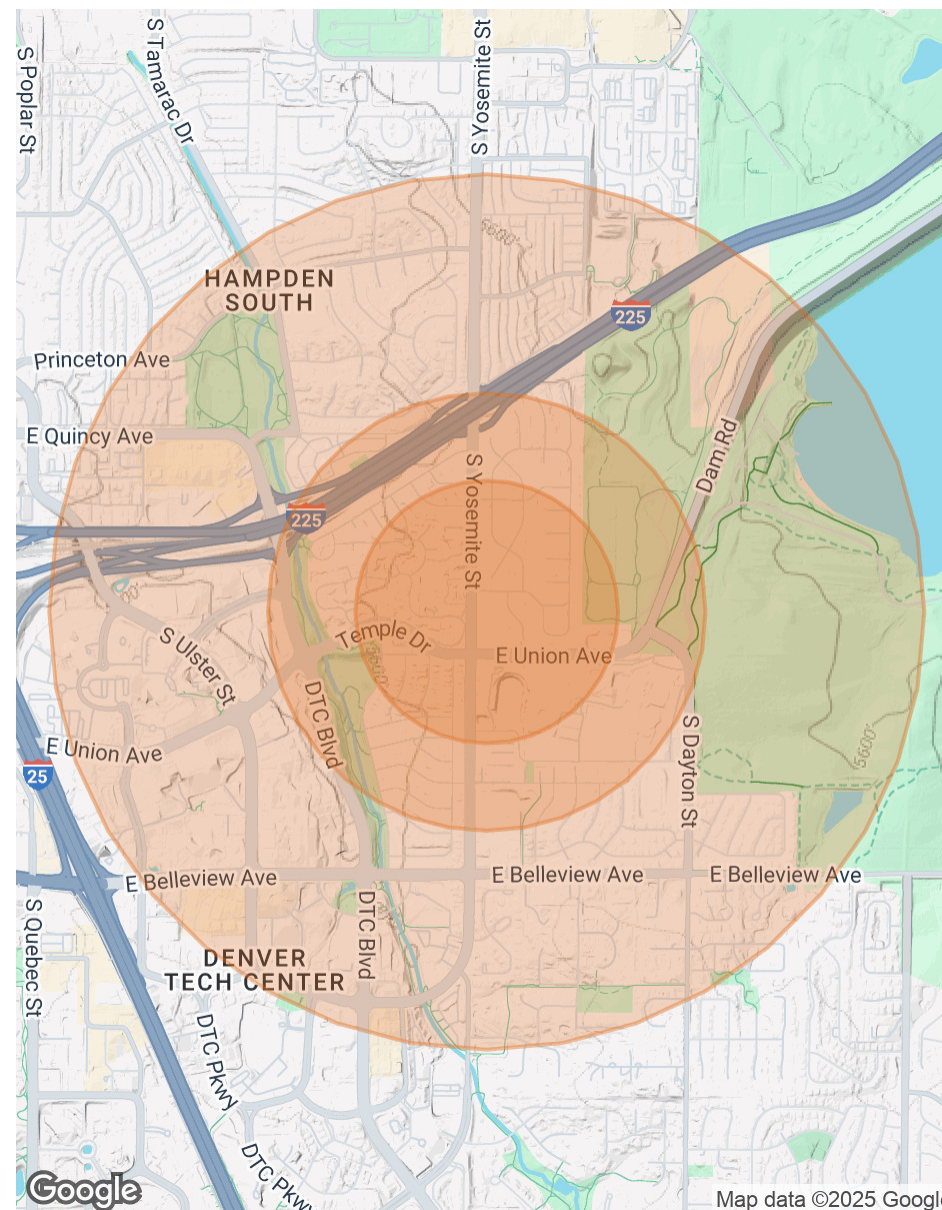




POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	953	2,830	12,312
Average Age	42	42	41
Average Age (Male)	41	41	40
Average Age (Female)	43	43	42

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	486	1,359	5,974
# of Persons per HH	2	2.1	2.1
Average HH Income	\$144,778	\$147,056	\$128,683
Average House Value	\$807,555	\$793,301	\$792,719

* Demographic data derived from 2020 ACS - US Census



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Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Henry Group, LLC in compliance with all applicable fair housing and equal opportunity laws.



495 S Pearl Street, Denver, CO 80209 | 303.625.7444 | www.henrygroupre.com