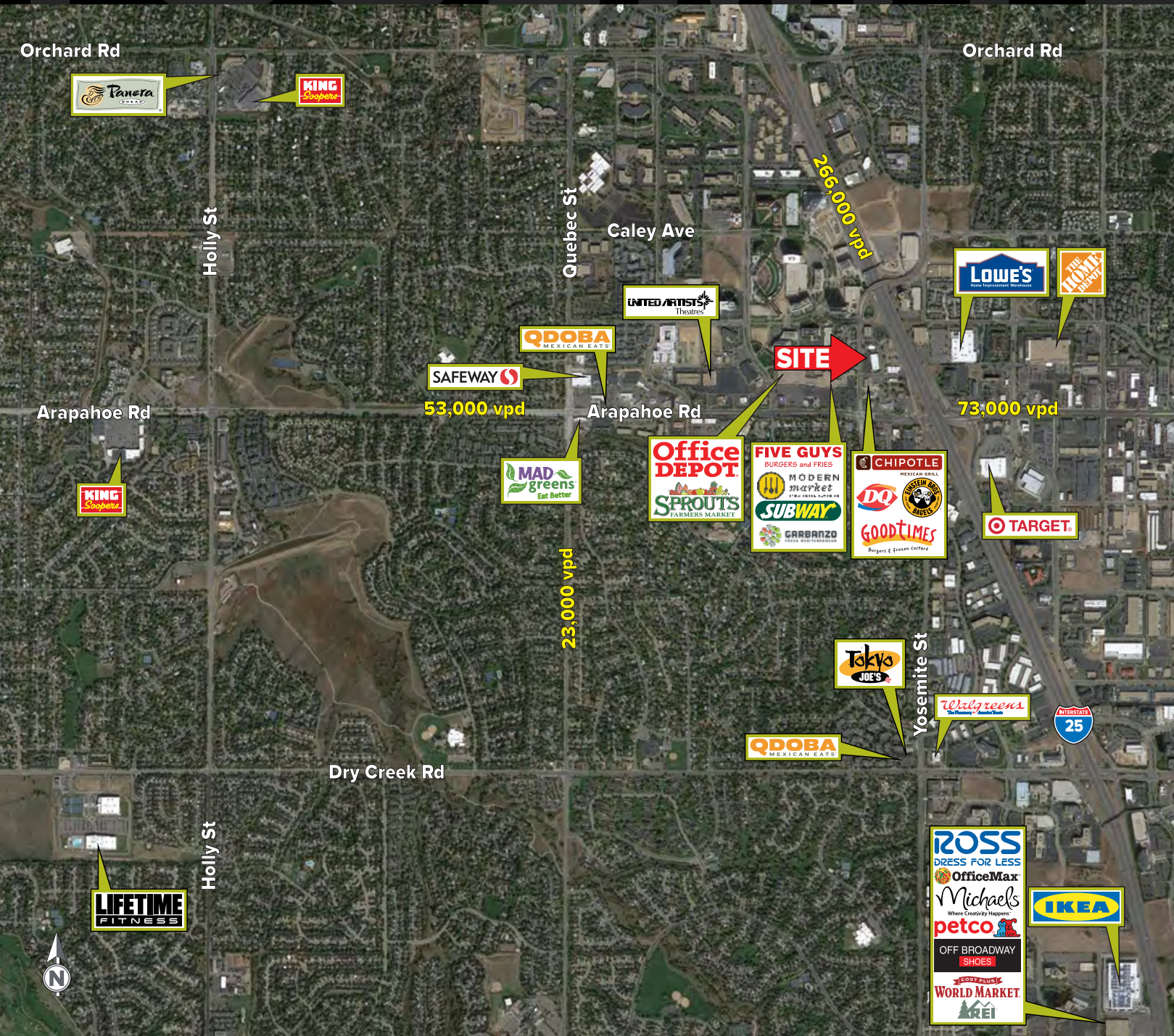


YOSEMITE

LOCATION



DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
2018 EST. POPULATION	11,349	89,224	247,722
2023 PROJECTED POPULATION	11,840	93,853	263,281
2018 EST. DAYTIME POPULATION	50,089	142,216	378,023
2018 EST. AVG HH INCOME	\$84,950	\$99,635	\$106,571
2018 EST. HOUSEHOLDS	9,146	91,988	231,893
2018 EST. BUSINESSES	3,710	11,452	18,834

TRAFFIC

INTERSTATE 25
266,000 VEHICLES PER DAY

ARAPAHOE ROAD
73,000 VEHICLES PER DAY

PARTNER **XTEAM**
RETAIL ADVISORS

YOSEMITE CROSSING

6570 S. Yosemite St. // Greenwood Village, CO 80111

AVAILABLE FOR LEASE



HIGHLIGHTS

2,000 SF - 5,760 SF END-CAP, SPACE
AVAILABLE IN THE DENVERTECH CENTER

TRADE AREA HAS SECOND **HIGHEST DAYTIME POPULATION** IN THE STATE

STRONG CO-TENANCY INCLUDING:
CHIPOTLE, MASSAGE ENVY AND JIMMY JOHNS

GREAT ACCESS AND **HIGHWAY VISIBILITY**

PERFECT SPACE FOR SALON SUITES,
MEDICAL USER, SPECIALTY AND TRADITIONAL
RETAILERS

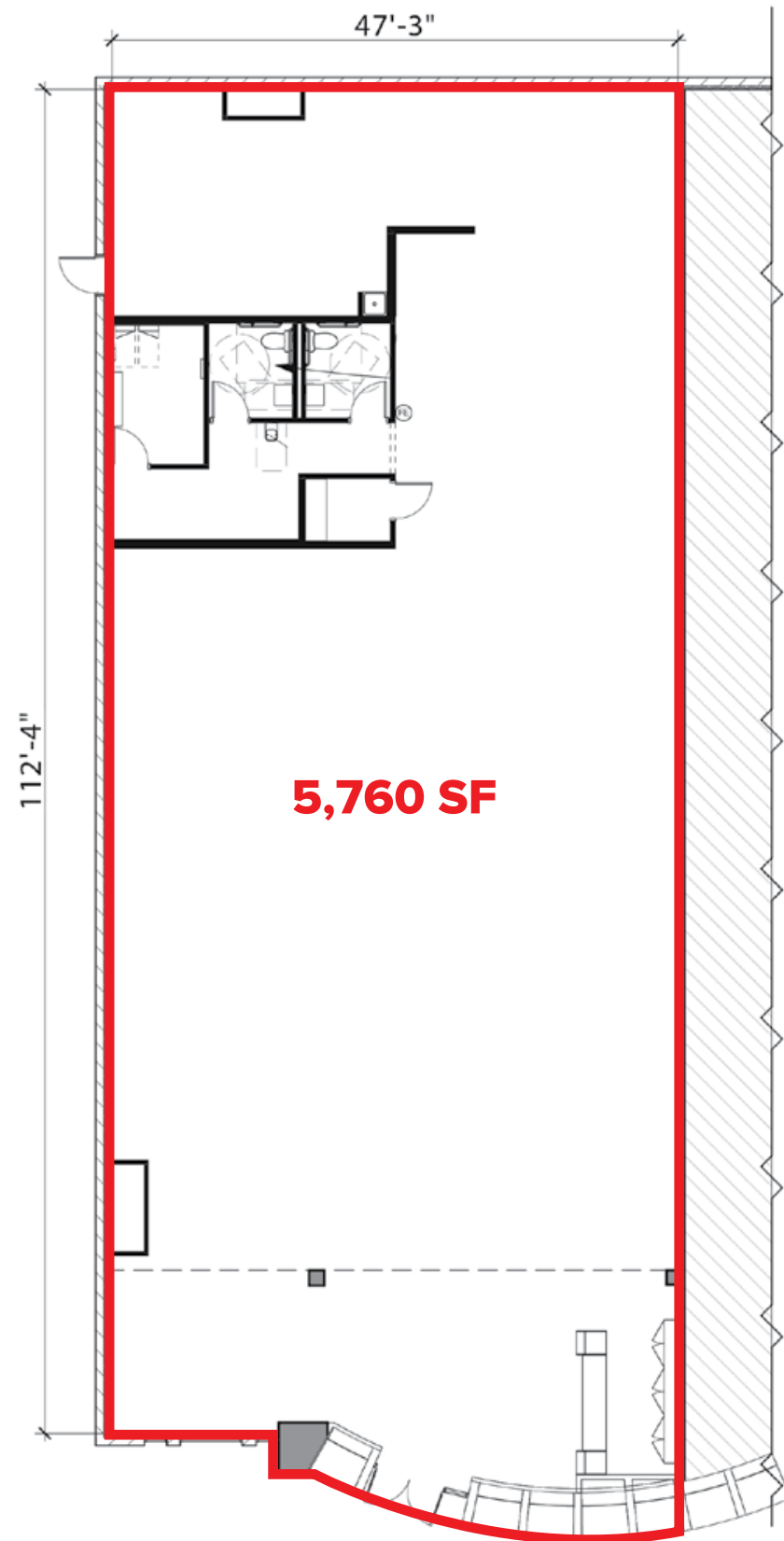
LEGEND
PARTNERS

5150 E. Yale Circle | Denver, CO 80222
720.529.2999 | www.legendLLP.com



YOSEMITE CROSSING

OPTION 1



OPTION 2

