

61,289 SF Site 4401 E Yale Ave

AVAILABLE FOR LEASE OR SALE!

KEY FACTS

Zoning: PUD-46
Acres: 1.41 AC
Land SF: 61,289 SF
Mill Levy: 79.52
Price: Undisclosed

DEMOGRAPHICS

2023 Population: 14,685
2023 Households: 6,712
2023 Owner Occ'd: 3,957
2023 Renter Occ'd: 2,755

FEATURES

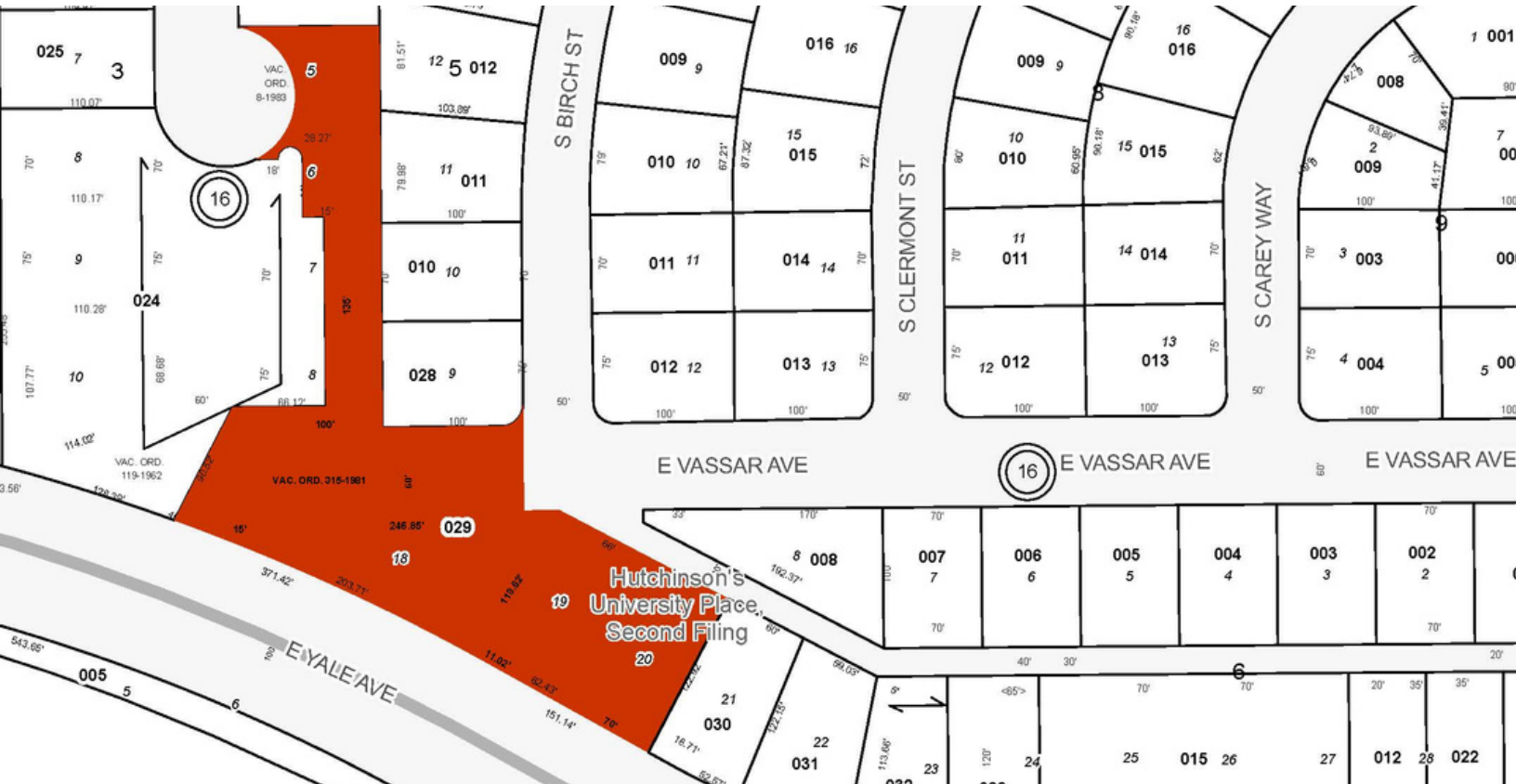
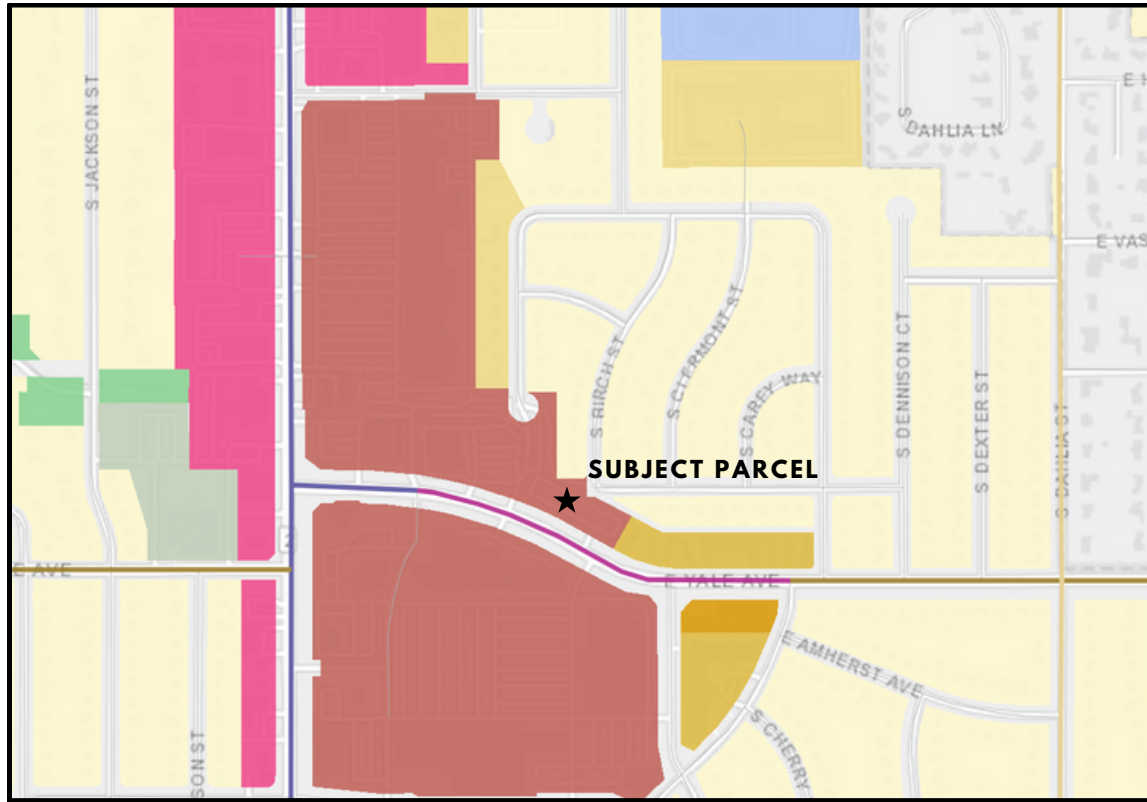
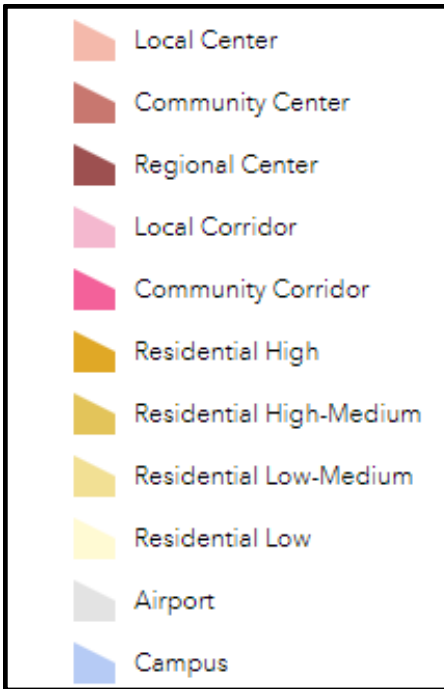
- High Traffic count off Yale and Colorado Blvd
- Great Location to University of Denver
- Easy access to public transportation
- Many surrounding retail & restaurant amenities in walking distance



The information above has been obtained by sources believed to be reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty, or representation about it. It is your responsibility to individually confirm its accuracy and completeness. Any projections, opinions, assumptions, or estimates used for example only and do not represent the current or future performance of the property. The value of the transaction to you depends on tax and other factors, which shall be evaluated by your tax, financial, and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine your satisfaction and the suitability of the property for your needs.

12/18/2023

2040 BLUEPRINT DENVER



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