



6 460 E Yale Avenue FOR LEASE



Safeway Anchored Retail Center in SW Denver

SUMMARY

| | |
|------------------|---------------------------------|
| YOC: | 1993 |
| Rate: | \$14—\$18 NNN |
| Opex: | Appx. \$8/sf |
| Zoning: | B3 |
| Available Space: | G20B—1,560 SF G10 - 1,440 SF |



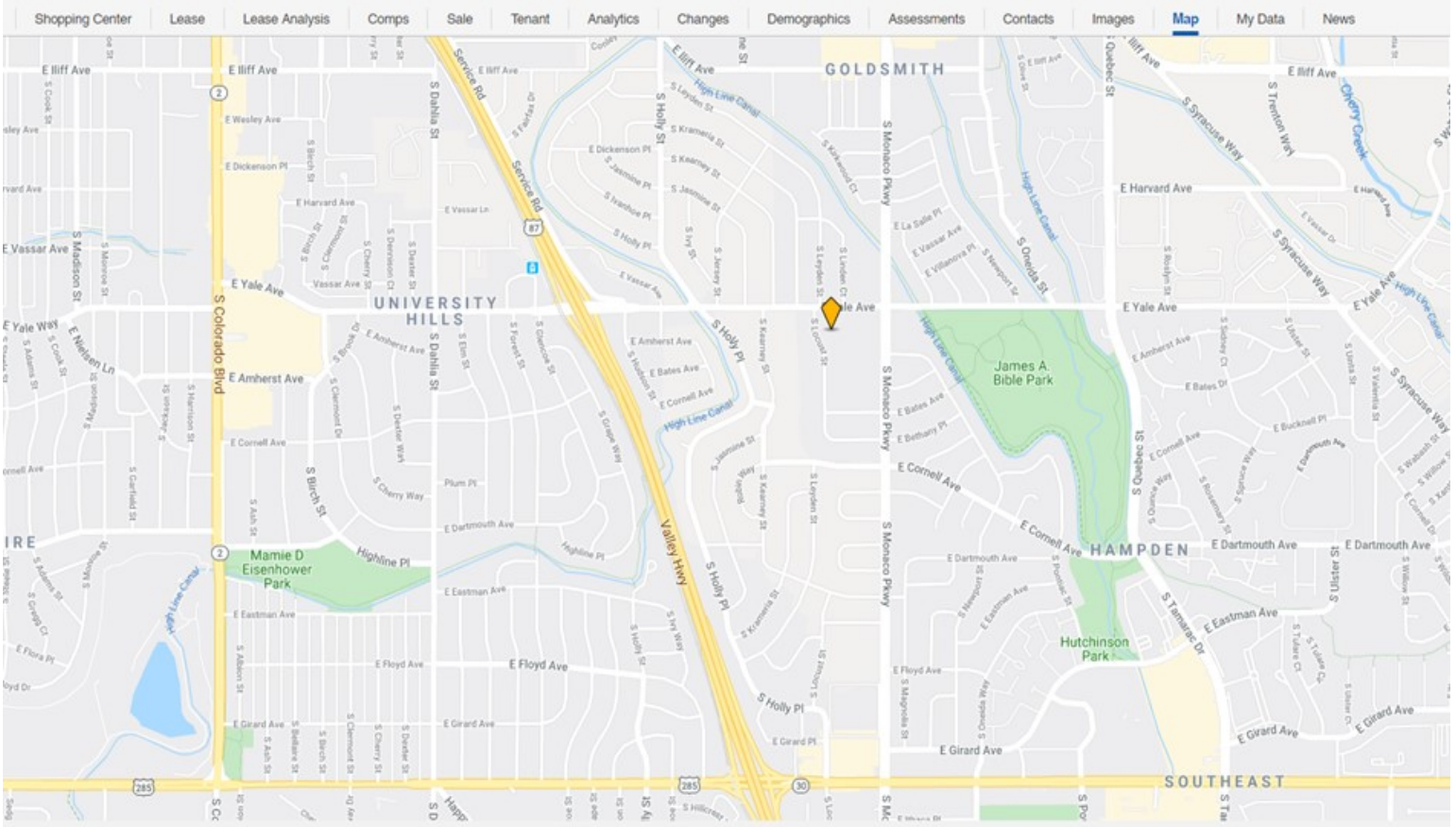
* Cordes & Company is the Receiver of this property and has authorized CCRA to list the space for lease per a Court Order. Contact broker to discuss lease terms and commissions.

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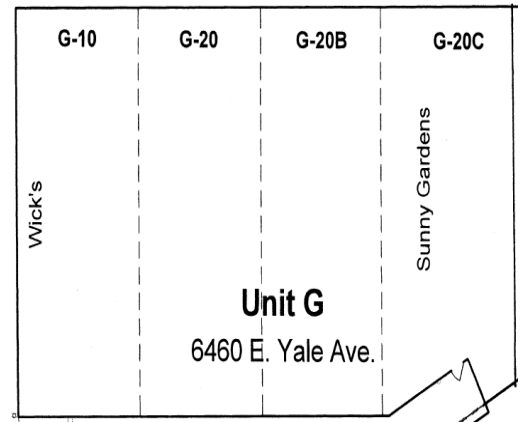
E. Yale Avenue and Monaco Parkway



Demographics (2019 est.)

| | <u>1 Mile</u> | <u>3 Mile</u> | <u>5 Mile</u> |
|------------------------|---------------|---------------|---------------|
| Population: | 21,271 | 175,910 | 404,743 |
| Growth %: (to 2024) | 8.27% | 8.31% | 7.35% |
| Avg. Age: | 39.9 | 37.8 | 38.9 |
| Households: | 9,692 | 84,120 | 190,007 |
| Avg.. HH Inc.: | \$83,384 | \$87,534 | \$94,863 |
| Traffic Counts: | | | |
| E Yale @ S Linden CT | 31,674 | | |
| E Yale @ S Monaco | 22,025 | | |

* Source: CoStar



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