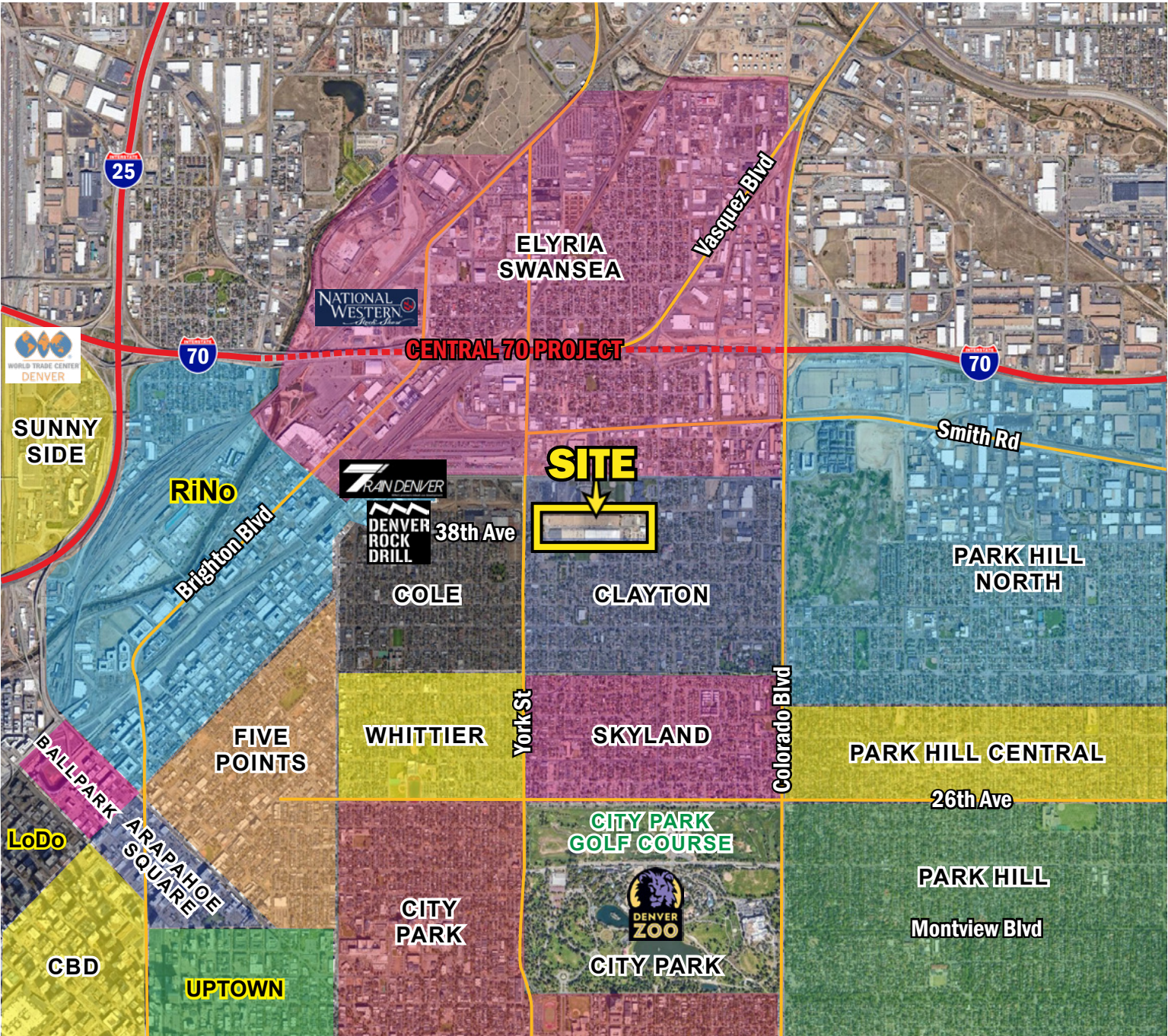


TRADE AREA DEMOGRAPHICS				TRAFFIC COUNTS	
	1 Mile	3 Mile	5 Mile		
Population	19,409	168,959	419,873	On York Street south of 39th Avenue	13,425 Cars/day
Average HH Income	\$119,618	\$135,054	\$148,477	On Steele Street north of 39th Avenue	5,570 Cars/day
Businesses	982	16,944	34,240	On 40th Avenue east of Steele Street	12,868 Cars/day
Employees	7,805	216,562	327,883	On 40th Avenue west of Steele Street	10,513 Cars/day
Source: Applied Geographic Solutions, 2024 Estimates				Source: DDP 2024	



FOR MORE INFORMATION, PLEASE CONTACT

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RESTAURANT SPACE AVAILABLE FOR LEASE



NEC OF 38TH AVENUE & YORK STREET - DENVER, CO

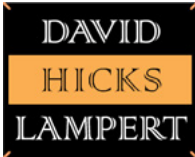


- Restaurant space available with wrap-around patio and restaurant infrastructure.
- Suite 1257 - 3,746 RSF
- The spaces feature restored exposed wood beams, exposed brick on exterior/interior, high ceilings, brand new store front with large patios leading into a common plaza and ample parking.
- Common restrooms to be provided and maintained by Landlord.
- Come join Skiptown, Beat The Bomb, Rivian, Elemental Bakery & Cafe, Stick & Feather, Cohesion Brewing, RAD Power Bikes, Craft Collective, River Bear American Meats, Adults & Crafts, and many more at York Street Yards.
- Aggressive TI package for proven operator.

CLICK HERE
VIRTUAL TOUR

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3869 STEELE ST

Suite 1152
2,804 RSF
Restaurant Infrastructure

Suite 1150
2,683 RSF

Suite 1248
3,373 RSF

Suite 1255
3,755 RSF

AVAILABLE

Suite 1257
3,746 RSF
Restaurant Infrastructure

10,513 CPD

40th Ave

Bruce
Randolph
School
Grades
6-12

5,570 CPD

39th Ave

Steele St

York St

13,425 CPD

38th Ave

37th Ave

37th Ave

TENANTS



3851	1371	13TH FLOOR ENTERTAINMENT	3821	1302	DENVER BARBELL CLUB	3851	1391	PRIORITY ROOFING	3857	1299	TEAMMATES COMMERCIAL INTERIORS
3857	1289	ADULTS & CRAFTS	3821	1308	DENVER CITY LAX	3863	1278	RAD POWER BIKES	3821	1311	TRES BIRDS
3857	1186	ARTEMIS VISION				3869	1268	RAND CONSTRUCTION	3851	1389	VISION BOX/ELEVATION SOFTWARE
3881	1235	AUTOSTORE	3857	1182	FIT COLLECTIVE	3851	1393	REALM INSPIRED SPACE	3821	1414	VOLO SPORTS
3833	1433	CLOVE & TWINE CORPORATE	3851	1379	GREY SOLUTIONS	3821	1306	RIVER BEAR AMERICAN MEATS	3881	1242	YELLOWDOG PRINTING
3833	1325	CLOVE & TWINE FULFILLMENT	3881	1132	KGA ARCHITECTS	3893	1203	RIVIAN			
3857	1296	CRAFT COLLECTIVE SALON	3851	1479	MEDICAL TRANSPORTATION MANAGEMENT	3857	1293	SCANLAN KEMPER BARD (LEASING)			
3821	1300	CROSSFIT LODD	3851	1488	NEW COTTAGE ARTS	3833	1332	SKIPTOWN			
3851	1388	COHESION BREWING	3827	1163	OUT & BACK	3851	1378	STICK AND FEATHER			

CLICK HERE FOR
BROKER DISCLOSURE