

**RETAIL | FOR LEASE**

**3015 Youngfield St.**  
Golden, CO, 80401



**DIGBY**  
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## OFFERING SUMMARY

Lease Rate	\$16/SF NNN
Building Size	10,469 SF
Unit 101 Size	2,574 SF
	➢ 1,665 SF Up
	➢ 909 SF Down
Parking	FCFS
Year Built	1987
Zoning	C-1 (Wheat Ridge)

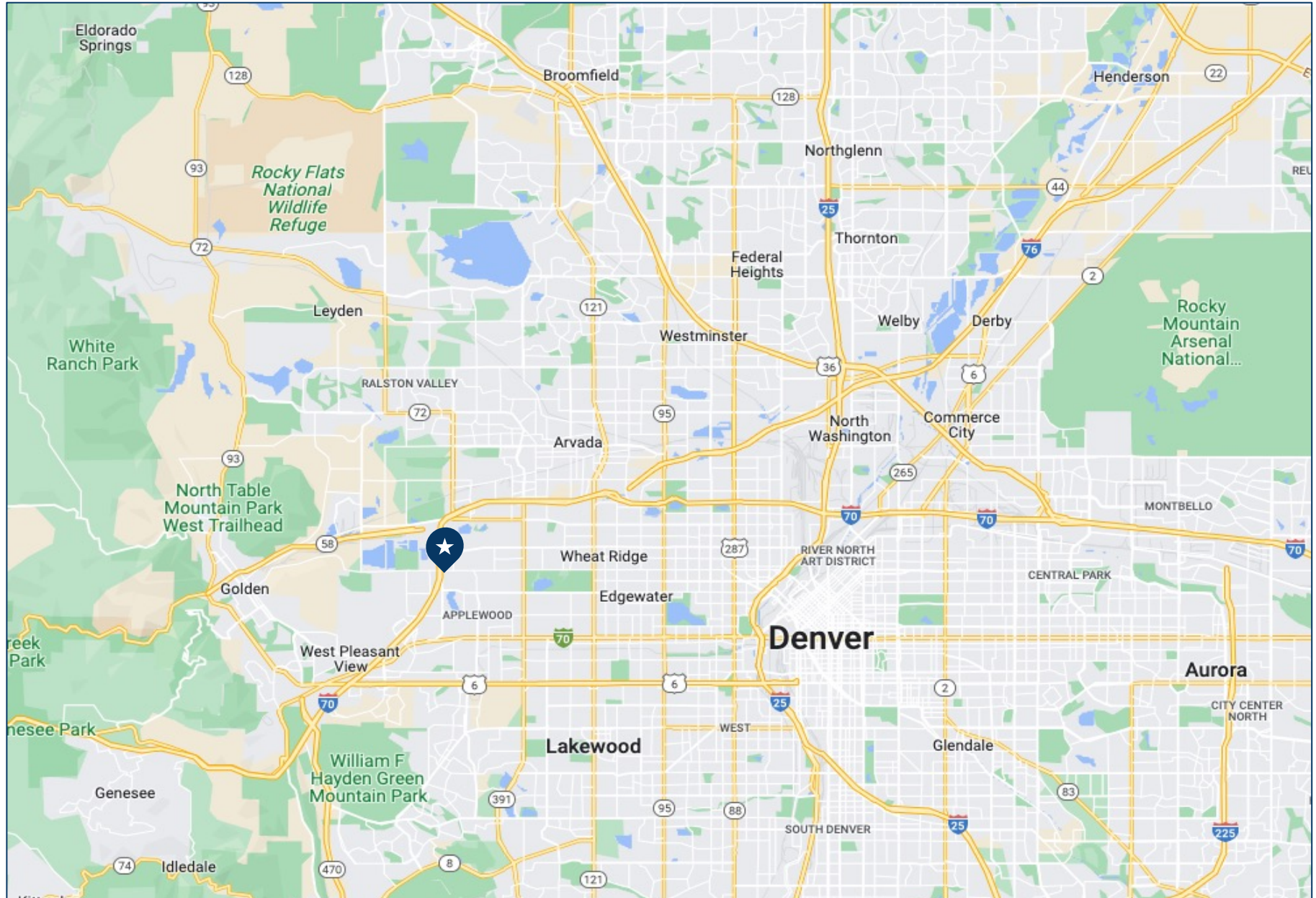
## HIGHLIGHTS

- 160' of I-70 Frontage
- Monument Signage along Youngfield
- Walk-in Freezer/Refrigerator
- Recently Remodeled
- Several New Nearby Developments
- Adjacent Prominent Retailers

# Photos



# Location Map



720-843-1330 | 1500 W 44<sup>th</sup> Ave STE C Golden, CO 80403 | [www.DigbyCommercial.com](http://www.DigbyCommercial.com)