



# 6460 E Yale Avenue FOR LEASE



## Safeway Anchored Retail Center in SW Denver

### SUMMARY

YOC:	1993
Rate:	\$14—\$18NNN
Opex:	Appx. \$8.50/sf
Zoning:	B3
Available Space:	G70—1,094SF G10-1,440SF



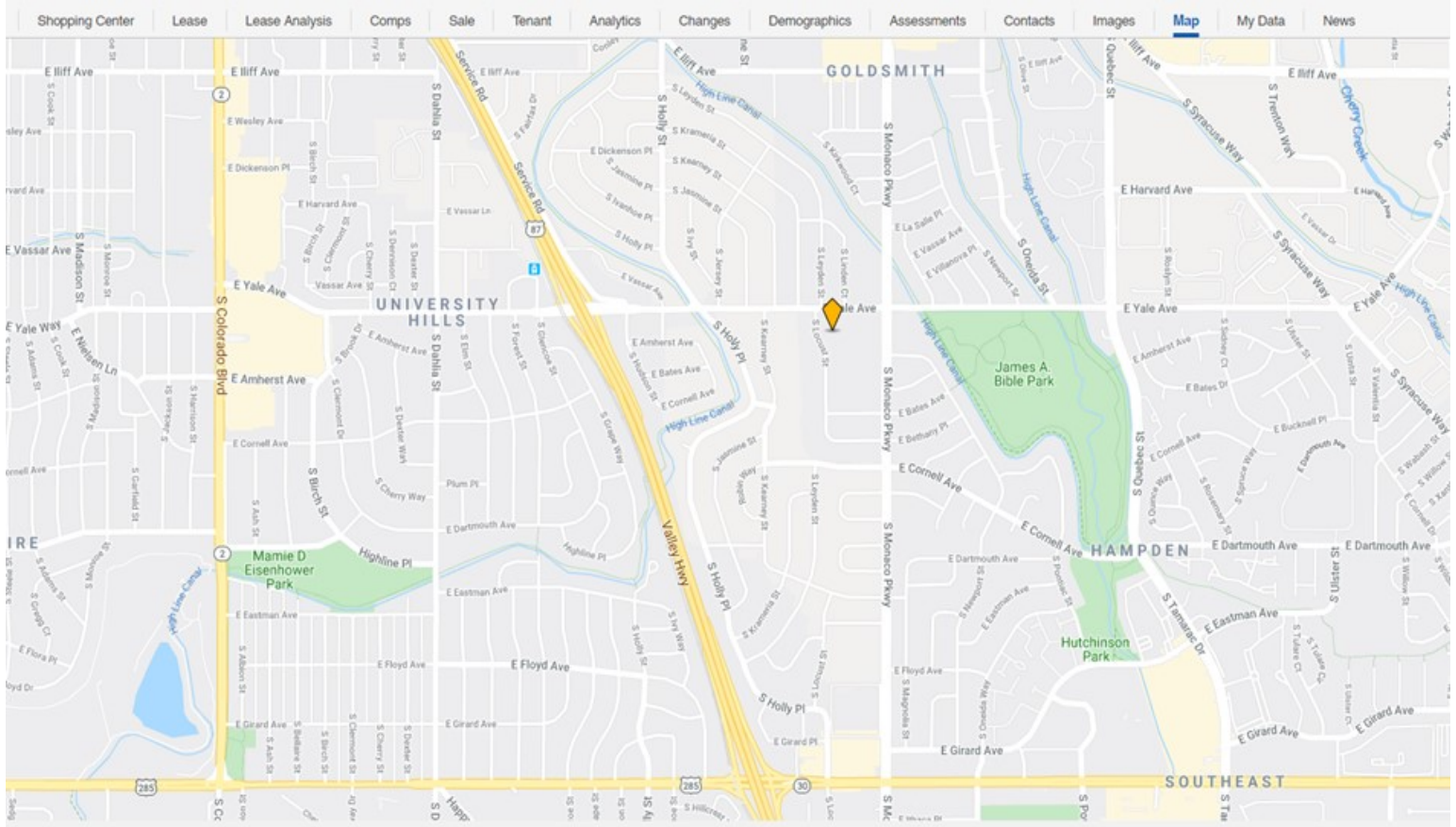
\* Cordes & Company is the Receiver of this property and has authorized CCRA to list the space for lease per a Court Order. Contact broker to discuss lease terms and commissions.

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**CORDES & COMPANY REALTY ASSOCIATES**



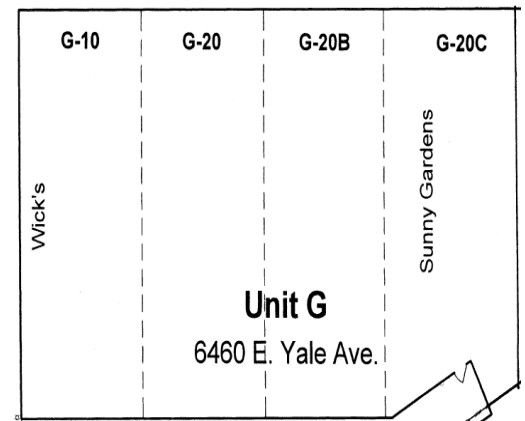
# E. Yale Avenue and Monaco Parkway



## 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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