



# 6 460 E Yale Avenue FOR LEASE



## Safeway Anchored Retail Center in SW Denver

### SUMMARY

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



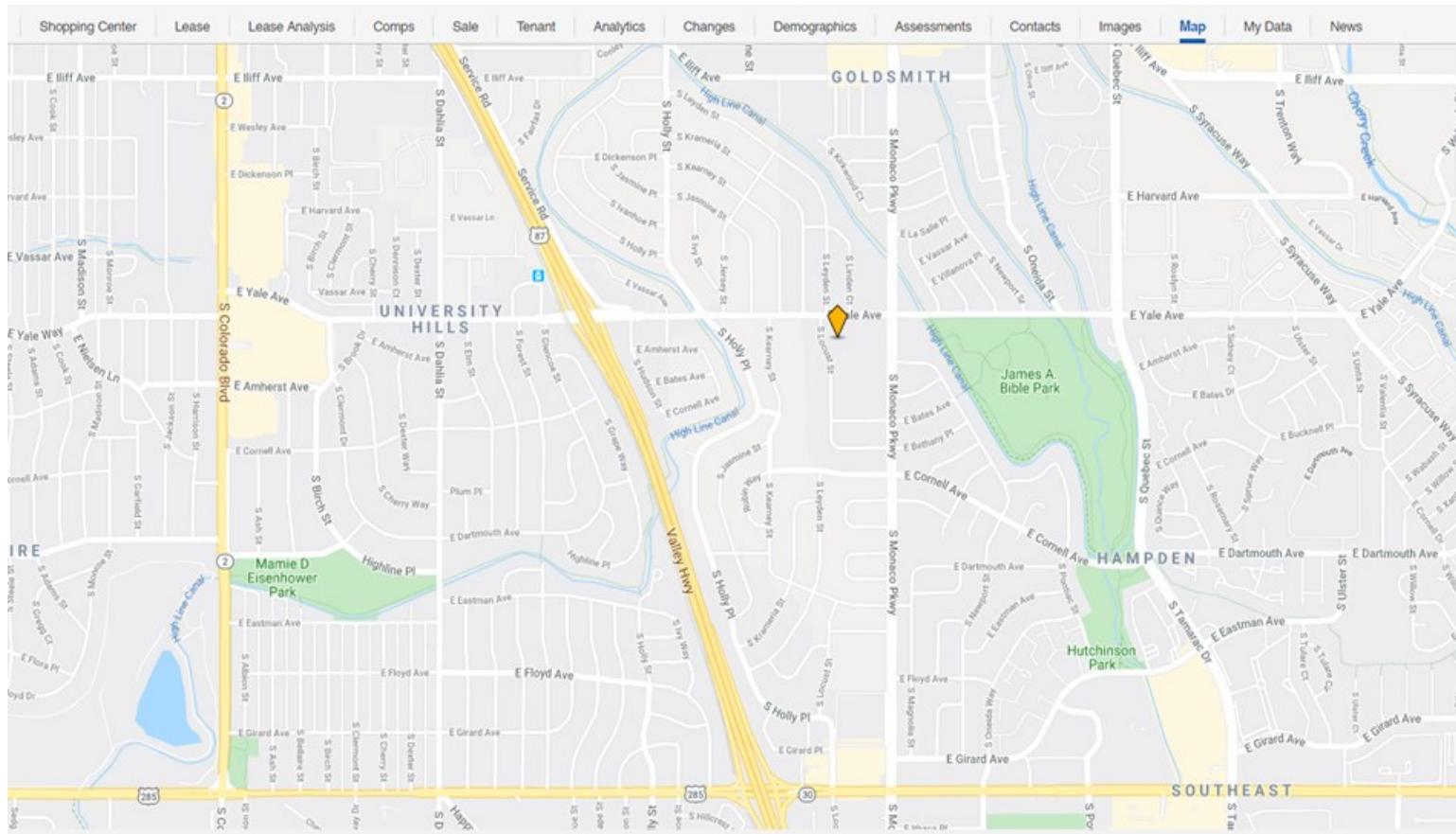
\* Cordes & Company is the Receiver of this property and has authorized CCRA to list the space for lease per a Court Order. Contact broker to discuss lease terms and commissions.

Suni Devitt | Phone: 303-796-1107 | Fax: 303-721-7769 | E-mail: [sdevitt@cordesco.com](mailto:sdevitt@cordesco.com)

**CORDES & COMPANY REALTY ASSOCIATES**

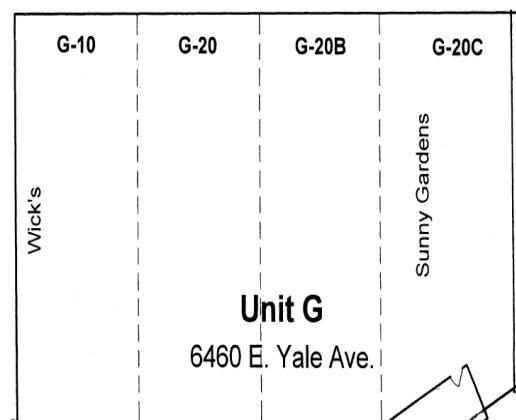


# E. Yale Avenue and Monaco Parkway



## 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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