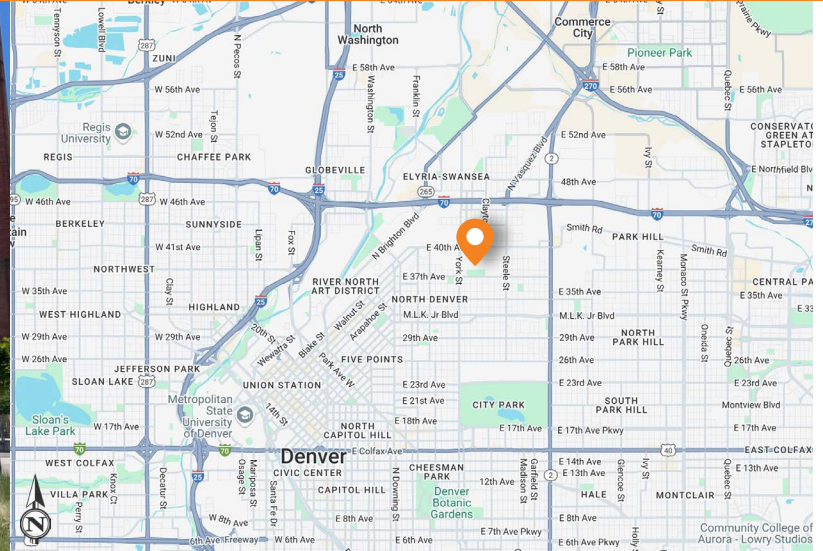


# YORK STREET YARDS

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



## RETAIL FOR LEASE

### AVAILABLE

Spaces range from  
2,407 RSF to 33,343 RSF.

[VIEW VIRTUAL TOUR](#)

### KEN HIMEL

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### SHAWN PEEL

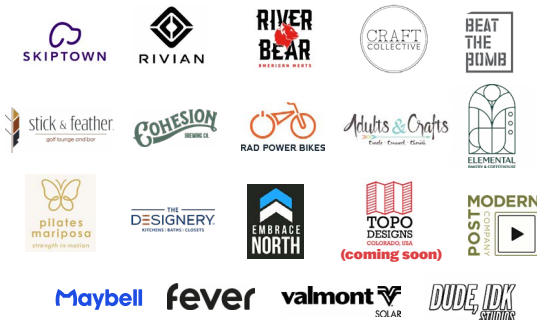
303.577.9967  
shawn.peel@dhlb.com

**SKB**

### PROPERTY HIGHLIGHTS

- Retail spaces available for lease with restaurant infrastructure.
- 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.

### NEARBY RETAILERS



### TRAFFIC COUNTS

|                                       |            |
|---------------------------------------|------------|
| <b>On York St south of 39th Ave</b>   | 13,617 CPD |
| <b>On Steele St north of 39th Ave</b> | 5,126 CPD  |
| <b>On 40th Ave east of Steele St</b>  | 8,613 CPD  |
| <b>On 40th Ave west of Steele St</b>  | 8,080 CPD  |

Source: CDOT 2025

| DEMOGRAPHICS             | 1 MILE    | 3 MILE    | 5 MILE    |
|--------------------------|-----------|-----------|-----------|
| <b>POPULATION</b>        | 20,392    | 175,559   | 431,935   |
| <b>AVERAGE HH INCOME</b> | \$127,477 | \$139,905 | \$154,552 |
| <b>BUSINESSES</b>        | 885       | 17,447    | 35,315    |
| <b>EMPLOYEES</b>         | 6,811     | 219,588   | 364,244   |

Source: Applied Geographic Solutions, 2025 Estimates



# YORK STREET YARDS

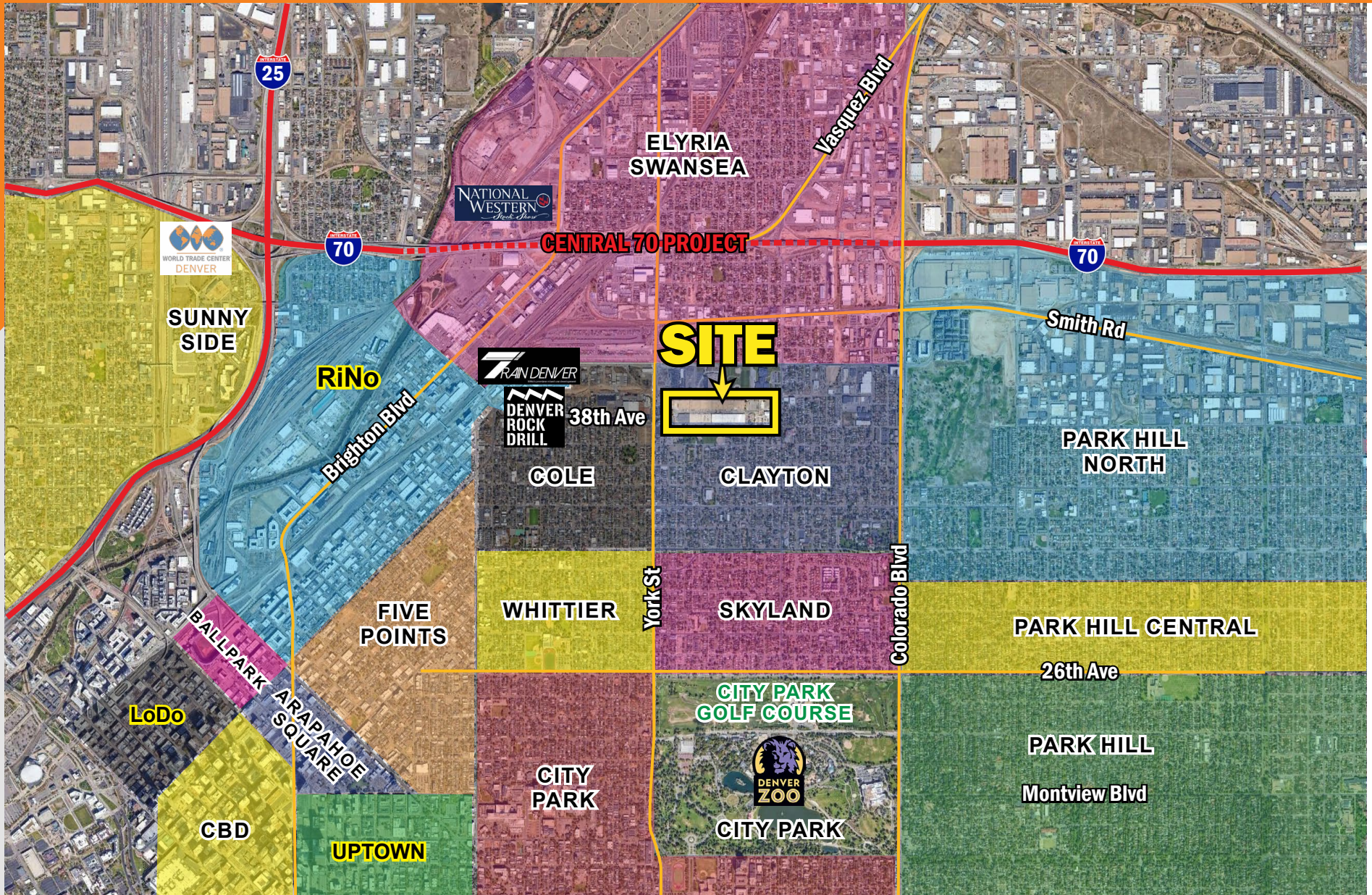
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# YORK STREET YARDS



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TEAMMATES

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