



# 6460 E Yale Avenue FOR LEASE

## Safeway Anchored Retail Center in SW Denver



### SUMMARY

YOC:	1993
Rate:	\$14—\$18 NNN
Opex:	Appx. \$10/sf
Zoning:	B3
Available Space:	G20B — 1,560 SF

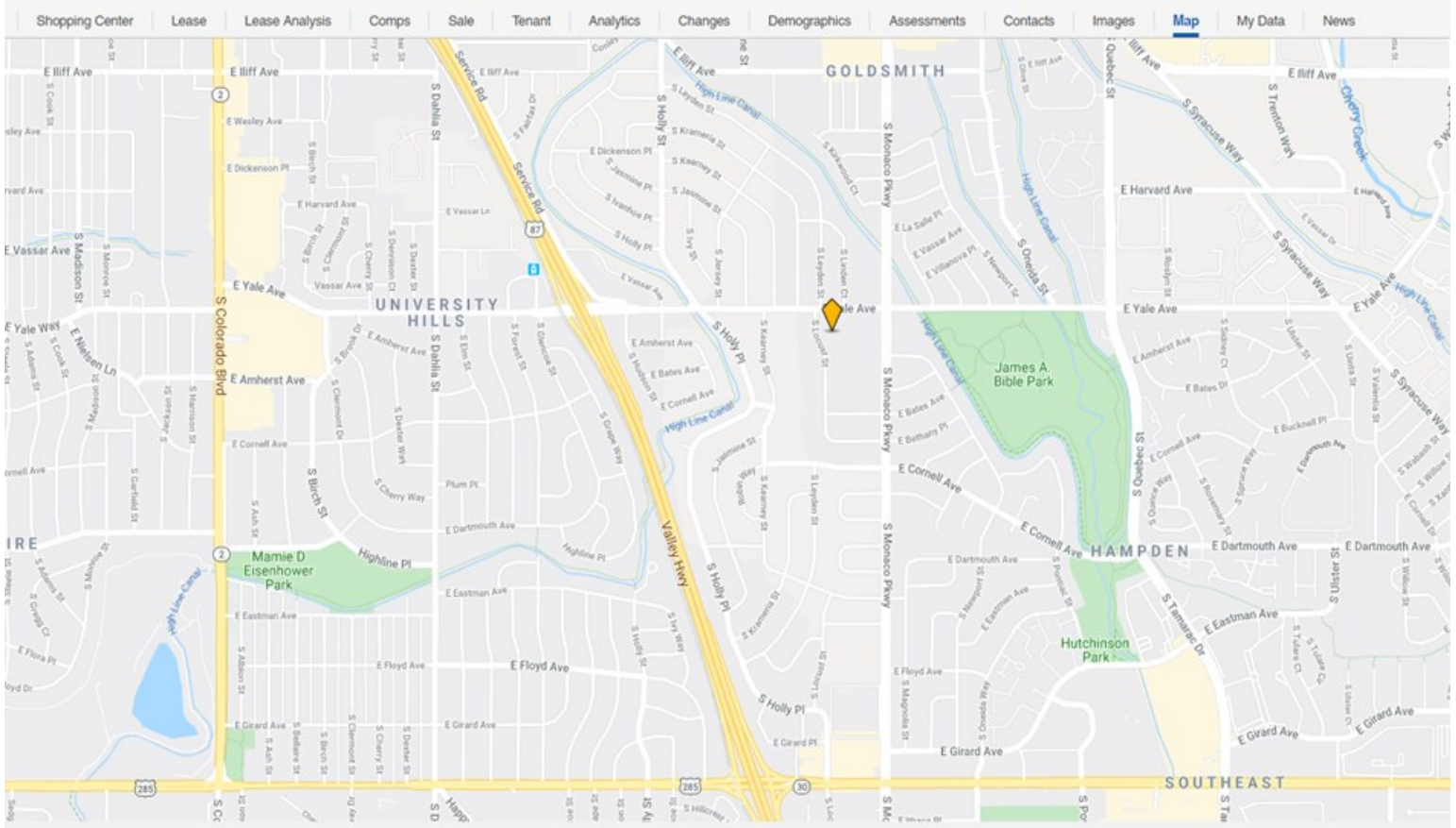


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# E. Yale Avenue and Monaco Parkway



## Demographics (2019 est.)

	1 Mile	3 Mile	5 Mile
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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