



UNIQUE
PROPERTIES

TCN
WORLDWIDE
REAL ESTATE SERVICES

FOR LEASE: RETAIL, OFFICE, MEDICAL

1,500
SQUARE FEET

\$20.00-\$25.00
LEASE RATE

\$8.14/SF
NNN



1,500 SF END-CAP SPACE AVAILABLE

OFFERED BY:

BRIAN MCKERNAN

Senior Broker Associate

720.881.6337

bmckernan@uniqueprop.com

6460 E. Yale Avenue
Denver, CO 80222

EXECUTIVE SUMMARY



OFFERING SUMMARY

Available SF:	1,500 SF
Lease Rate:	\$20.00 - 25.00 SF/yr (NNN)
NNN Expenses:	\$8.14/SF
Year Built:	1997
Building Size:	6,000 SF
Zoning:	B-3
Market:	Denver
Submarket:	Central Retail

PROPERTY OVERVIEW

6460 E. Yale Avenue, Building A, is a 6,000 SF out parcel building in a Safeway grocery anchored shopping center with a 1,500 SF end-cap Suite available at the intersection of Yale Avenue and Monaco Parkway. This neighborhood shopping center consists of a mix of national and local tenants and offers great visibility, easy access to I-25, high traffic counts, ample parking and great signage. The Suite features 2 walls of windows with lots of natural light, an open high clearance ceiling, additional sinks in the space and washer & dryer hookups. The space provides excellent end-cap exposure and a glass store front that is great space for retail, office or medical tenants.

PROPERTY HIGHLIGHTS

- Safeway Grocery Anchored Shopping Center
- High Visibility End-Cap Space
- Signage Opportunity Available on the Front and Back of the Space
- Great Area Demographics
- Perfect Space for Retail, Office or Medical Tenants

Brian McKernan
Senior Broker Associate
720.881.6337
bmckernan@uniqueprop.com



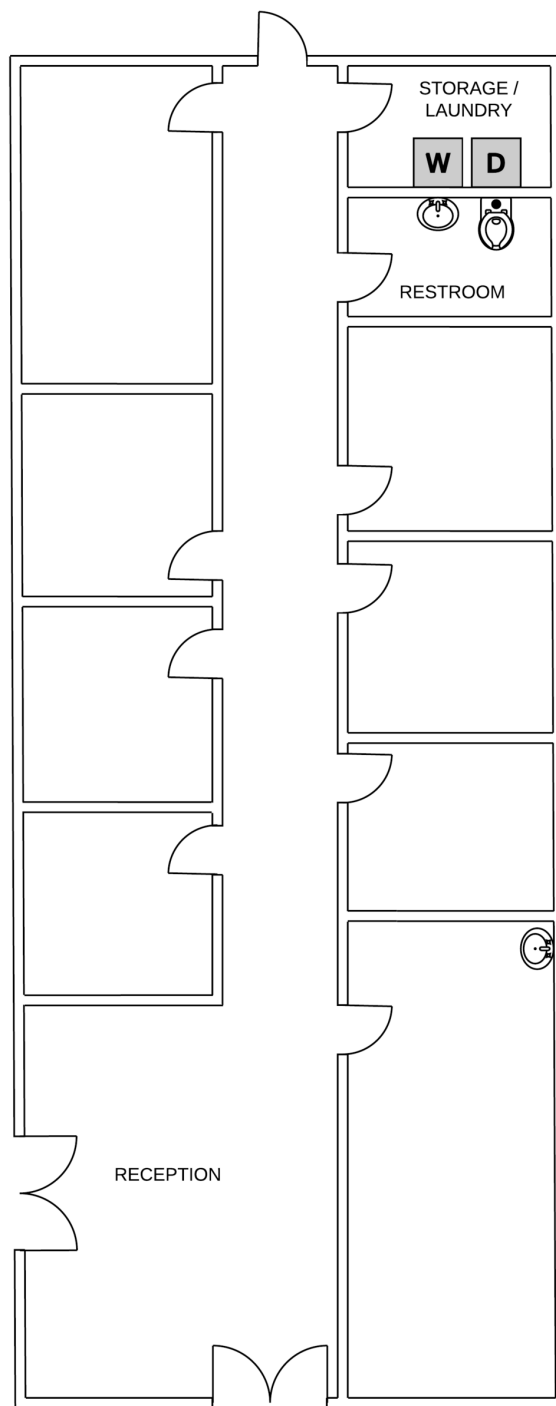
ADDITIONAL PHOTOS



ADDITIONAL PHOTOS



FLOOR PLAN



LOCATION MAP

