

RETAIL FOR LEASE



## 4652 & 4660 S. YOSEMITE STREET GREENWOOD VILLAGE, COLORADO 80111

**4650—4660 S. Yosemite Street** is a busy retail center located on South Yosemite and just north of Union Avenue. The property is easily accessible, and has great signage and visibility. Just minutes from the heart of the Denver Tech Center, this is the ideal location for several types of retail Tenants.

The property is surrounded by housing developments, Cherry Creek High School, Cherry Creek State Park, Kennedy Golf Course and ball fields, several high-end office buildings and numerous amenities.

Current tenants include Dairy Queen, a jewelry store, and Aeran's Nails and next door to the popular The French Press (coffee shop).

### PROPERTY STATISTICS

BUILDING		SITE	
SIZE	5,440 SF	SITE SIZE	.7260 Acres
YOC	1971	PARKING	Surface
MATERIALS	Masonry/ Concrete	ZONING	Shopping Center
CAM (2017)	\$9.24	TAXES (2017)	\$27,369.35

**1,500 sf End-cap**  
**\$18.00 NNN**

Rent: \$2,250/Month  
CAM: \$1,155/Month  
Total: \$3,405/Month

**1,000 sf In-line**  
**\$18.00 NNN**

Rent: \$1,500/Month  
CAM: \$ 770/Month  
Total: \$2,270/Month

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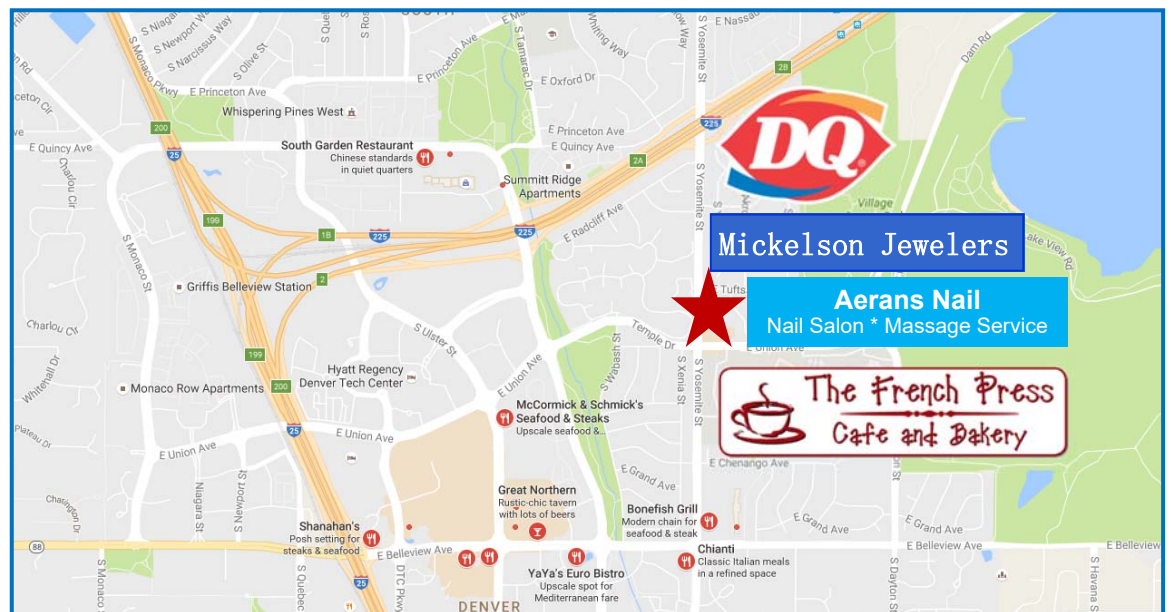
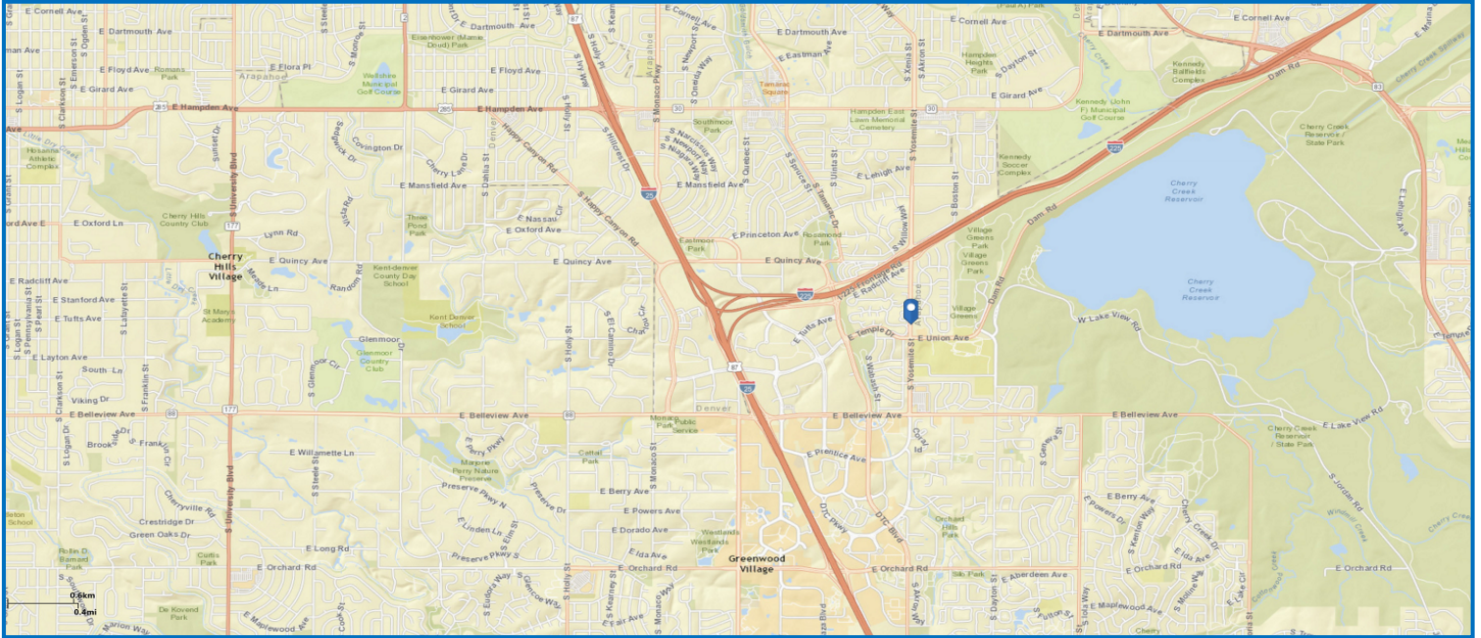
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## 4660 S. YOSEMITE STREET GREENWOOD VILLAGE, COLORADO 80111



4650 S. Yosemite Street is a busy retail center located on South Yosemite and just north of Union Avenue which is minutes from the heart of the Denver Tech Center. The property is easily accessible, and has great signage and visibility.

Just a few blocks away from the Cherry Creek High School Campus (nearly 4,000 students) and a number of high end offices housing thousands of employees that frequent the area.

### DEMOGRAPHICS (2017)

<b><i>Radius</i></b>	<b><i>1-Mile</i></b>	<b><i>3-Mile</i></b>	<b><i>5-Mile</i></b>
<b>Population</b>	<b>11,277</b>	<b>102,544</b>	<b>326,149</b>
<b>Households</b>	<b>5,749</b>	<b>47,658</b>	<b>145,562</b>
<b>Median Income</b>	<b>\$76,465</b>	<b>\$71,016</b>	<b>\$67,165</b>
<b>Traffic Counts</b>	<b>20,458</b>		

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