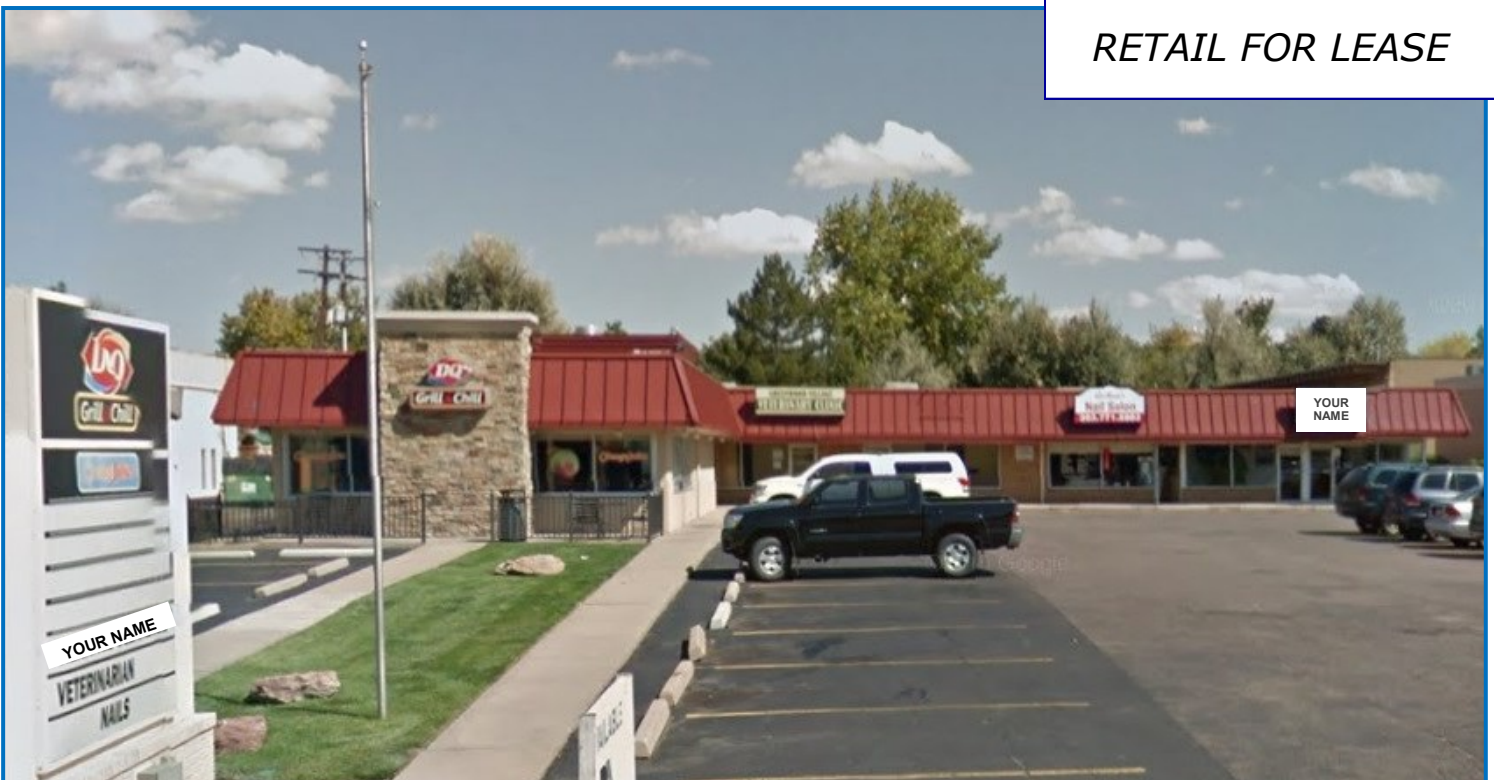


RETAIL FOR LEASE



## 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 wireless phone store, a Jeweler store, and Aeran's Nails.

**1,500 sf  
End-cap  
\$20.00 NNN**

### PROPERTY STATISTICS

	<u>BUILDING</u>		<u>SITE</u>
SIZE	5,440 SF	SITE SIZE	.7260 Acres
YOC	1971	PARKING	Surface
MATERIALS	Masonry/	ZONING	Shopping Center
CAM (2016)	\$8.00	TAXES (2015)	\$20,168.55

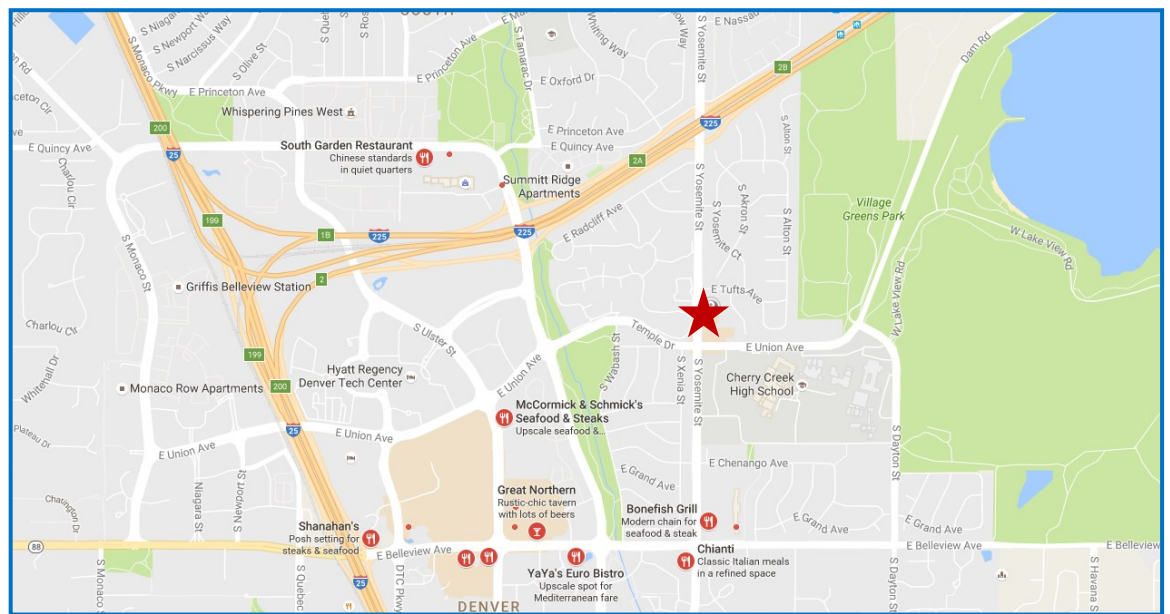
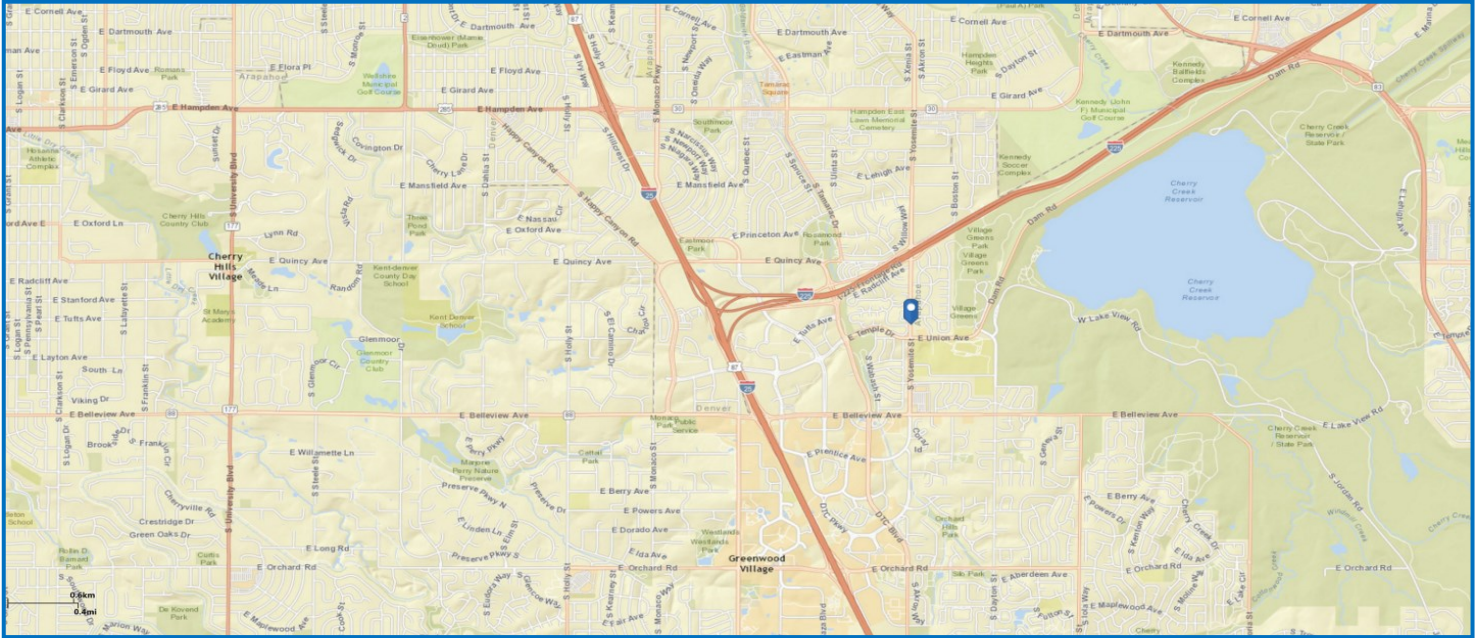
**FOR MORE INFORMATION, PLEASE CALL:**

**Jeremiah G. Maupin—303-867-2607**  
**John V. Propp, CCIM—303-692-1816**  
**6565 S. Dayton St., Suite 3000**  
**Greenwood Village, CO 80111**

learn more at [www.JohnProppCommercial.com](http://www.JohnProppCommercial.com)



# 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 (2016)			
<u>Radius</u>	<u>1-Mile</u>	<u>3-Mile</u>	<u>5-Mile</u>
<b>Population</b>	<b>10,960</b>	<b>195,982</b>	<b>306,452</b>
<b>Households</b>	<b>5,444</b>	<b>44,303</b>	<b>136,139</b>
<b>Median Income</b>	<b>\$57,227</b>	<b>\$61,799</b>	<b>\$59,583</b>
<b>Traffic Counts</b>	<b>20,952</b>		

No warranty or representation is made as to the accuracy of the foregoing information. Terms of sale or lease and availability are subject to change or withdrawal without notice.

