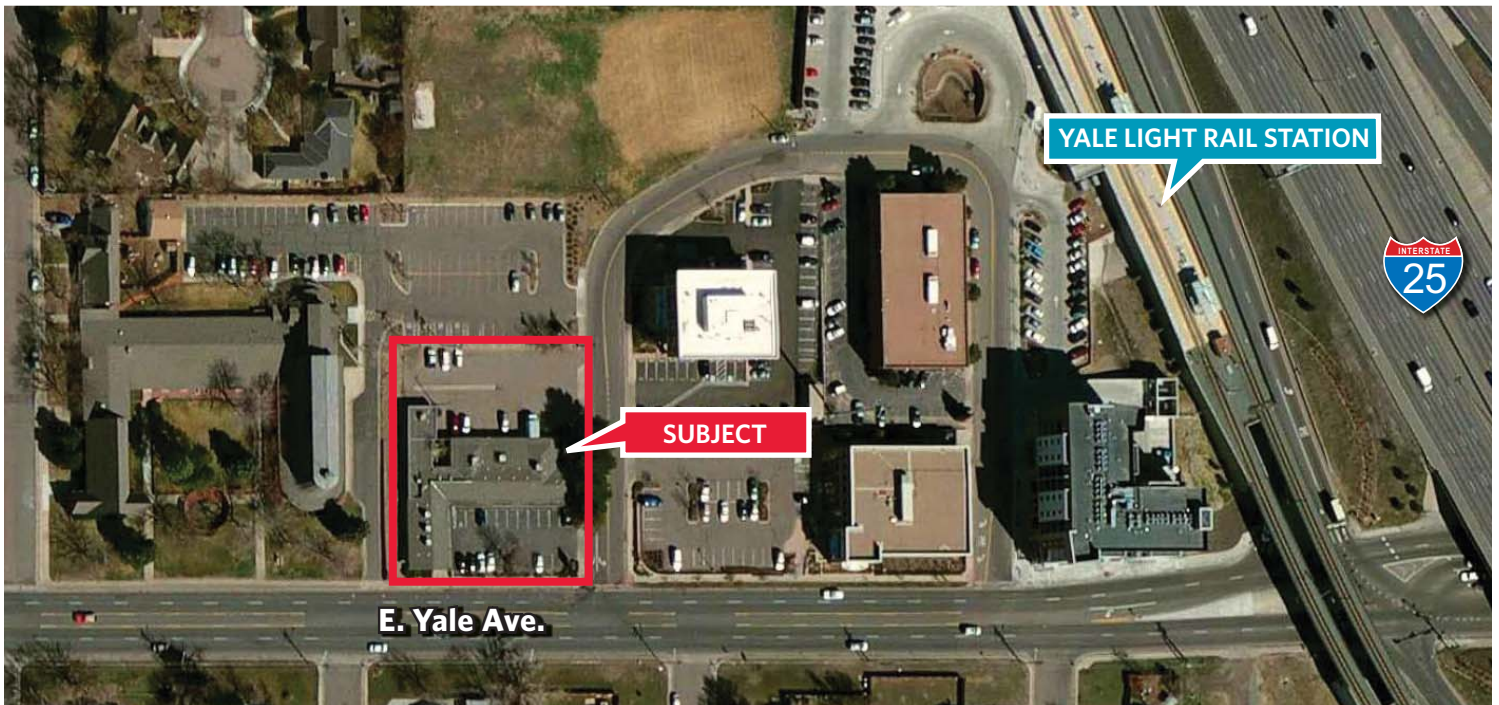


**FOR SALE: Transit Oriented Development Site
Redevelopment/Investment**

Yale Station

5101 East Yale Avenue / Denver, Colorado 80222



- **30,000 SF Site Within 400 Feet of Yale Light Rail Station**
- **10,537 SF Property Has a Proforma NOI of \$137,000**
- **Sale Price: \$2,700,000**

Highlights

- S-MX-5 Zoning Allows 5 Stories of Mixed Uses
- 150 Feet of Frontage on East Yale Avenue
- Level, Corner Site
- Strong Demographics
- Immediate access to I-25
- Close proximity to DTC and Downtown

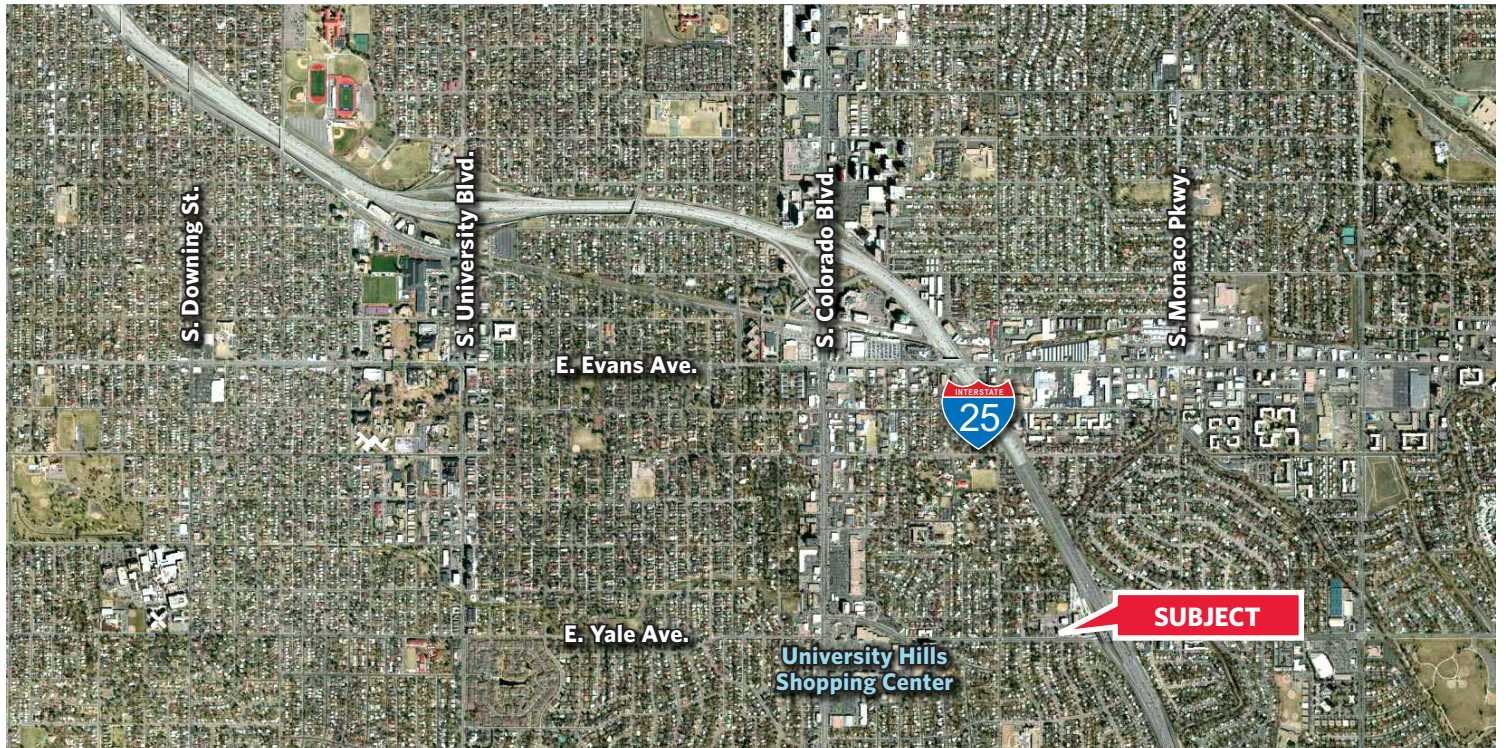
Demographics	1 Mile	3 Miles	5 Miles
Population	16,410	147,768	375,473
Average Household Size	2.08	2.01	2.06
Household Income			
<\$34,999	34.6%	35.3%	34.3%
\$35,000 - \$49,999	14.8%	14.3%	13.9%
\$50,000 - \$74,999	17.3%	16.8%	16.9%
\$75,000 - \$99,999	11.4%	11.0%	11.2%
\$100,000 - \$149,999	14.8%	12.7%	12.5%
>\$150,000	7.0%	10.0%	10.3%
Median Income	\$50,586	\$50,388	\$51,960



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For Confidentiality Agreement and Offering Memorandum, Contact:

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