

RETAIL

FOR LEASE

939 - 4,906 SF

RAILYARD MARKETPLACE

3460 PARK AVENUE  
DENVER, CO 80216



1060 BANNOCK ST., SUITE 300  
DENVER, COLORADO 80204  
PHONE 303.592.7300  
FAX 303.592.7305  
WWW.AXIORE.COM

SPECIFICATIONS



*THE RAILYARD MARKETPLACE OFFERS A UNIQUE RETAIL OPPORTUNITY FOR A TENANT TO BE CENTRALLY LOCATED IN DENVER WITH CONVIENT ACCESS FROM I-25.*

**THIS SITE OFFERS:**

- NEW CONSTRUCTION
- HIGH TRAFFIC COUNTS
- LIGHTED INTERSECTION
- APARTMENTS AND HOTELS IN WALKING DISTANCE
- STARBUCKS, DOMINOS, AND ROO BAR ON SITE



TOTAL CONTIGUOUS SF AVAILABLE FOR LEASE 6,000SF - MIN AVAILABLE FOR LEASE 939 SF - TRAFFIC COUNTS ABOVE 200,000 VPD - LOCAL OWNER

- EASY ACCESS TO/FROM I-25 - WALKING DISTANCE TO COORS FIELD



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SPECIFICATIONS

TENANT ROSTER

- STARBUCKS
- ROO BAR
- RAILYARD LIQUORS
- DOMINO'S PIZZA
- GOMEZ BURRITO'S
- SERENDIPITY CATERING



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