

The Shops at Greenwood Village

9600 East Arapahoe Road, Greenwood Village, CO

New Ownership. New Look. New Vibe.

Up to 3,700 SF Office Space Available Near Denver Technology Center



NEIGHBORING RETAIL TENANTS



2018 DEMOGRAPHICS



DAYTIME EMPLOYEES

| | |
|---------|---------|
| 1 MILE | 22,810 |
| 3 MILES | 162,149 |
| 5 MILES | 242,632 |



TRAFFIC COUNT (VPD)

E Arapahoe Rd and S Clinton Ct: 61,015 VPD
E Arapahoe Rd and S Emporia St: 51,000 VPD



2018 RESIDENTIAL

| | |
|---------|---------|
| 1 MILE | 11,859 |
| 3 MILES | 76,389 |
| 5 MILES | 244,895 |



AVERAGE HH INCOME

| | |
|---------|-----------|
| 1 MILE | \$107,031 |
| 3 MILES | \$125,170 |
| 5 MILES | \$114,814 |

PROPERTY HIGHLIGHTS

- Newly improved center including recently updated modern color scheme on exterior.
- Upcoming office upgrades to include: updates to common areas, directory signage, bathroom update, new furniture in shared conference room
- Affordable office option minutes to the Denver Tech Center
- Space includes one shared conference room, 3 private offices, open work space
- Located steps from a diverse mix of popular food and beverage tenants

CONTACT INFORMATION

Zach Cytryn

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Broad Street Realty, LLC

1440 Market Street | Denver, CO 80202

www.broadstreetllc.net

Washington DC | Maryland | Virginia | Colorado | Paris

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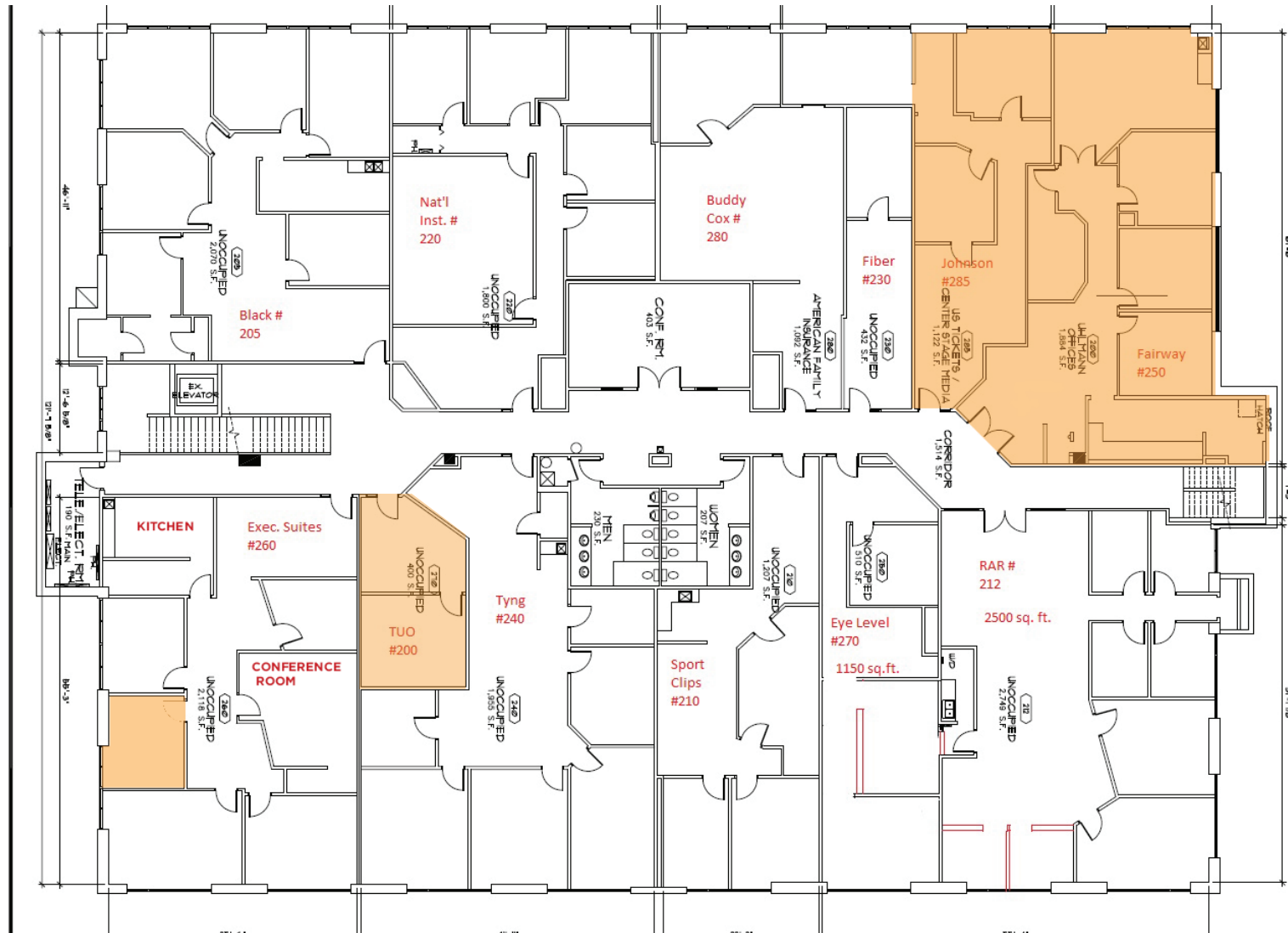
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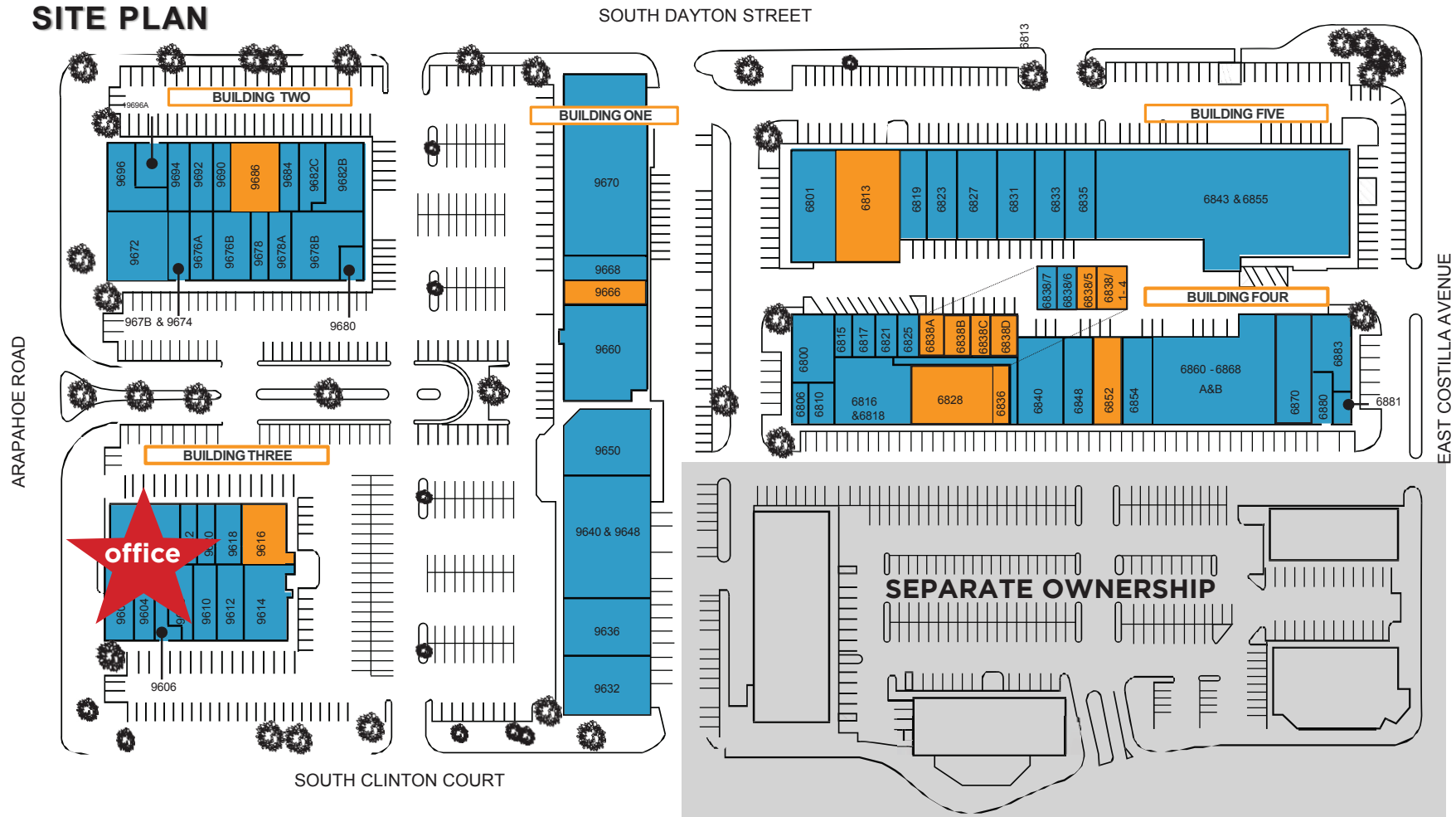
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SITE PLAN



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