

The Shops at Greenwood Village

9600 East Arapahoe Road, Greenwood Village, CO

New Ownership. New Look. New Vibe.

1,800 - 17,000 SF contiguous space in 210,593 SF center, patio available



COTENANTS



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

- Draws from a wide radius based on strong residential demographics & density of nearby office parks.
- Newly improved center including recently updated modern color scheme on exterior.
- Immense growth in recent years along with 9.93% projected growth within 3 mile radius by 2022.
- \$1.2 billion spent within a 3 miles radius of center
- Diverse mix of popular food and beverage tenants
- Improved traffic flow and capacity on Arapahoe Rd, due to significant street improvements at I-25

CONTACT INFORMATION

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Broad Street Realty, LLC

1440 Market Street | Denver, CO 80202

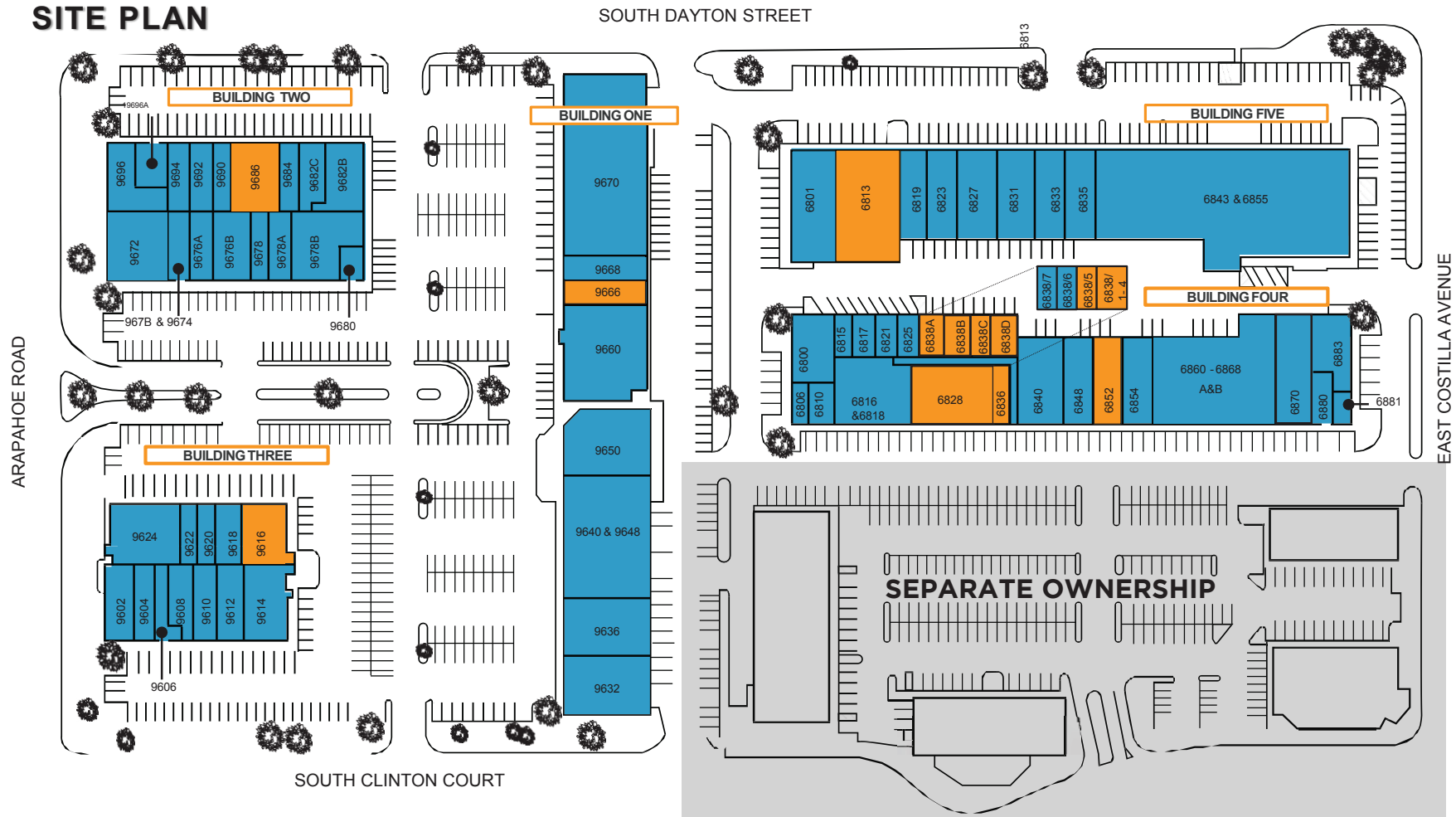
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SITE PLAN



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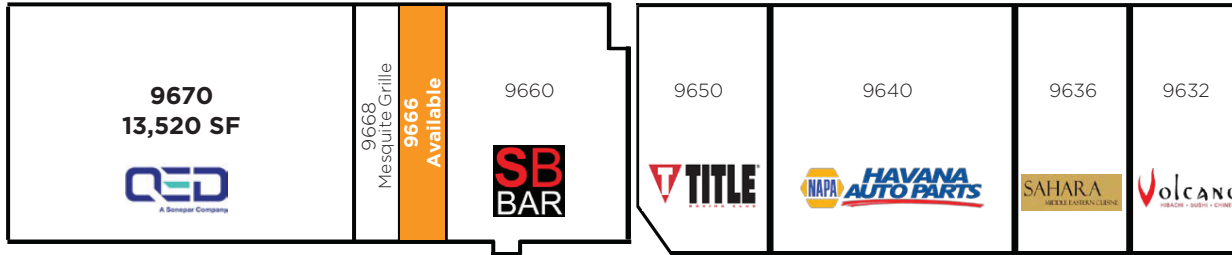
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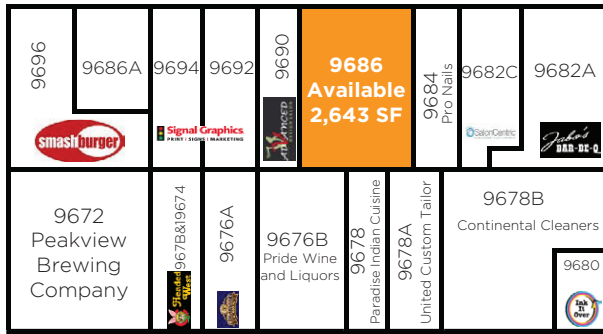
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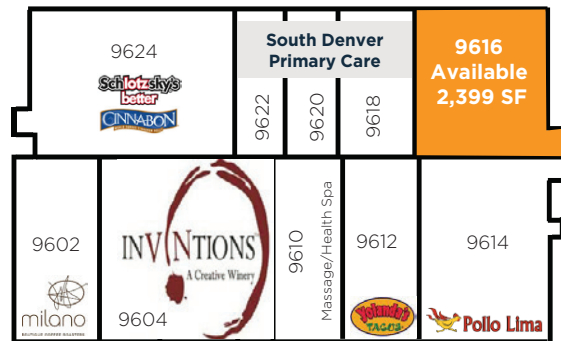
BUILDING 1



BUILDING 2



BUILDING 3



UNIT	SF	TENANT
BUILDING 1		
9632	3,840	Volcano Asian Cuisine
9636	3,253	Sahara Middle East Cuisine
9640	7,779	Havana Auto Parts
9650	6,847	Title Boxing Club
9660	5,890	The Sportsbook Bar & Grill
9666	1,560	AVAILABLE
9668	1,875	Mesquite Grille
9670	13,520	QED Lighting

UNIT	SF	TENANT
BUILDING 2		
9672	2,029	Peakview Brewing Co
9672B	2,073	Headed West
9676A	1,067	Colorado Coin
9676B	2,571	Pride Wine and Liquors
9678	2,029	Paradise Indian Cuisine
9678A	1,354	United Custom Tailor
9678B	3,261	Continental Cleaners
9680	550	Ink It Over
9682A	2,640	Jabo's Bar-Be-Q
9682C	1,326	Salon Centric, Inc.
9684	1,000	Pro Nails
9686	2,643	AVAILABLE
9690	1,250	Advanced Design Salon
9692	2,462	Signal Graphics
9696A	884	Fractured Prune
9696	2,085	Smashburger

UNIT	SF	TENANT
BUILDING 3		
9602	1,745	Milano Coffee
9604	5,853	Inventions
9610	1,215	Massage / Health Spa
9612	1,463	Yolanda's Taco
9614	1,620	Pollo Lima
9616	2,399	AVAILABLE
9618	3,475	South Denver Primary Care
9624	3,718	Schlotsky's/Cinnabon

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BUILDING 4		
6800	2,514	The Award & Sign Company
6806	972	Damage Factory, LLC
6810	1,000	Fastest Labs
6815	821	The Award & Sign Company
6816	2,941	Tava Yoga
6817	801	Paradise Indian Cuisine (storage)
6821	749	AVAILABLE (storage)
6825	750	AVAILABLE (storage)
6828	3,744	AT LEASE
6836	1,870	AVAILABLE
6838A-D	1187 each	AVAILABLE (storage)
6838/1-4	3560	AVAILABLE (storage)
6838/5	880	Victoria Anderson (storage)
6838/6	880	Pellow Family Chiro (storage)
6838/7	880	Award & Sign Company (storage)
6840	1,939	Four Leaf Chopped Salads
6848	734	Hale Pet Door
6852	2,353	AVAILABLE
6854	1,770	Pellow Family Chiropractic
6860-6868	9,185	CrossFit
6870	2,939	A-Team
6880	869	Culinary Revolution
6881	589	Tu Pinless
6883	2,720	Dance Kaleidoscope
BUILDING 5		
6801	3,737	The Award & Sign Company
6813	5,924	AT LEASE
6819	1,752	Tech Center Computers
6823	400	Best Paw
6827	2,226	Rocky Mountain Blueprinting
6831	2,065	Amigos Mexican Food
6833	1,887	A&J Enterprises Pack & Ship
6835	1,983	VIP Exhibits
6843/6855	24,395	US Postal Service

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