



For Sale or Lease

6575 Greenwood Plaza Boulevard
Greenwood Village, CO 80111

* *Flagship Restaurant or
Entertainment Opportunity!*

Property Specifications

SPACE AVAILABLE

1.83 AC
12,438 SF

SALE PRICE

\$4,250,000

LEASE PRICE

Contact Broker

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About the Property

- Former Food Hall with Nine (9) individual stalls: FF&E included (certain exclusions apply)
- Large Hall with Bar and private event space
- Fully Functioning Brewery with production - ability to produce up to 800 kegs per year
- Adjacent to Fiddler's Green Amphitheatre, Pindustry and Denver Tech Center
- Perfect opportunity for a flagship restaurant or entertainment

Demographics

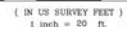
	1 Mile	3 Miles	5 Miles
Population	11,791	93,760	252,607
Daytime Population	41,992	191,608	366,524
Avg. Household Income	\$180,948	\$191,820	\$180,082
Estimated Households	4,970	40,534	106,602

Year: 2026 | Source: esri

Traffic Counts

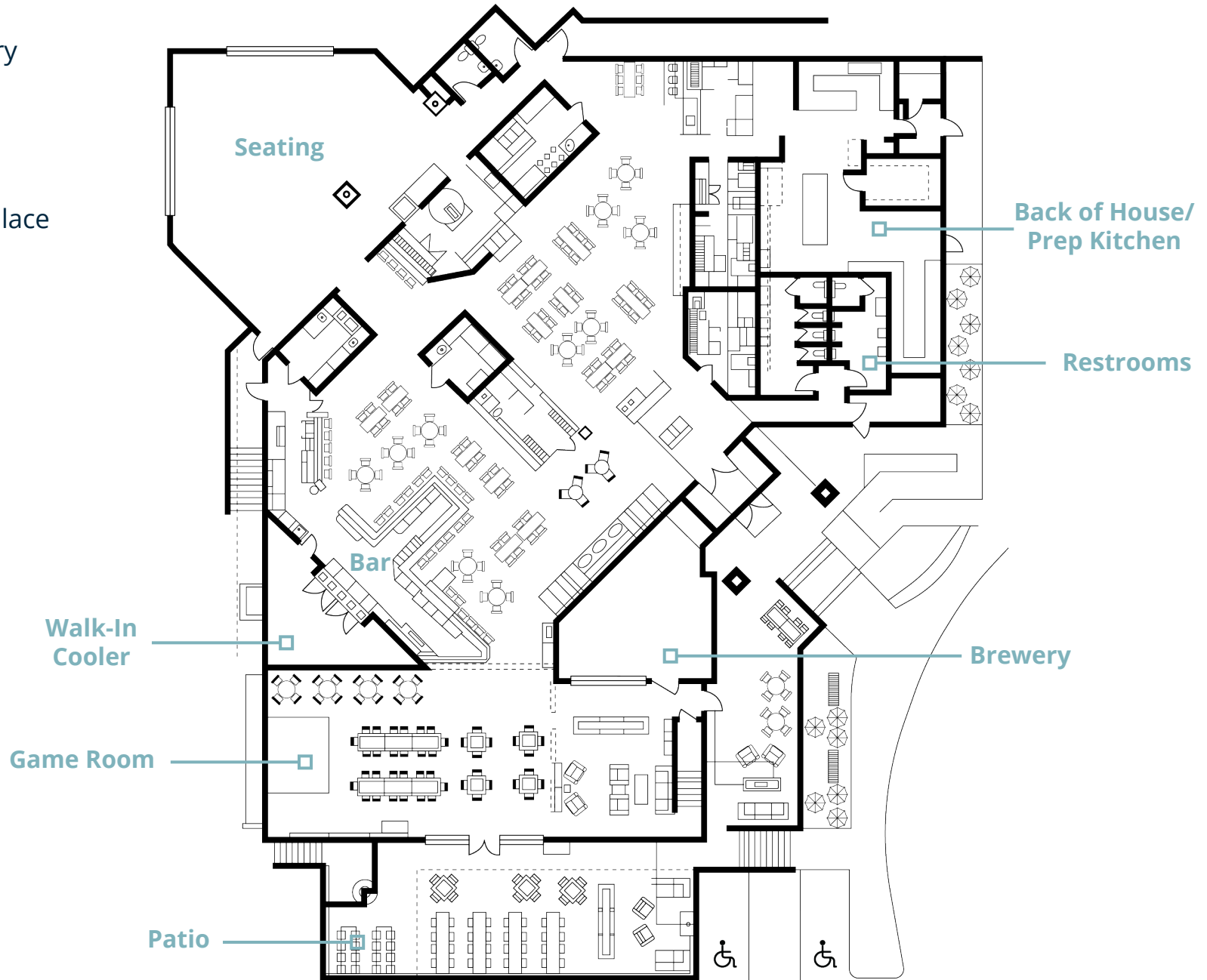
E Arapahoe Road	38,749 VPD
S Quebec Street	17,722 VPD
Interstate 25	266,204 VPD

Year: 2024 | Source: drcog





- 9 Food Stalls
- Fully Operational Brewery
- Walk-In Cooler
- Game Room
- Seating Area
- Outdoor Patio with Fireplace





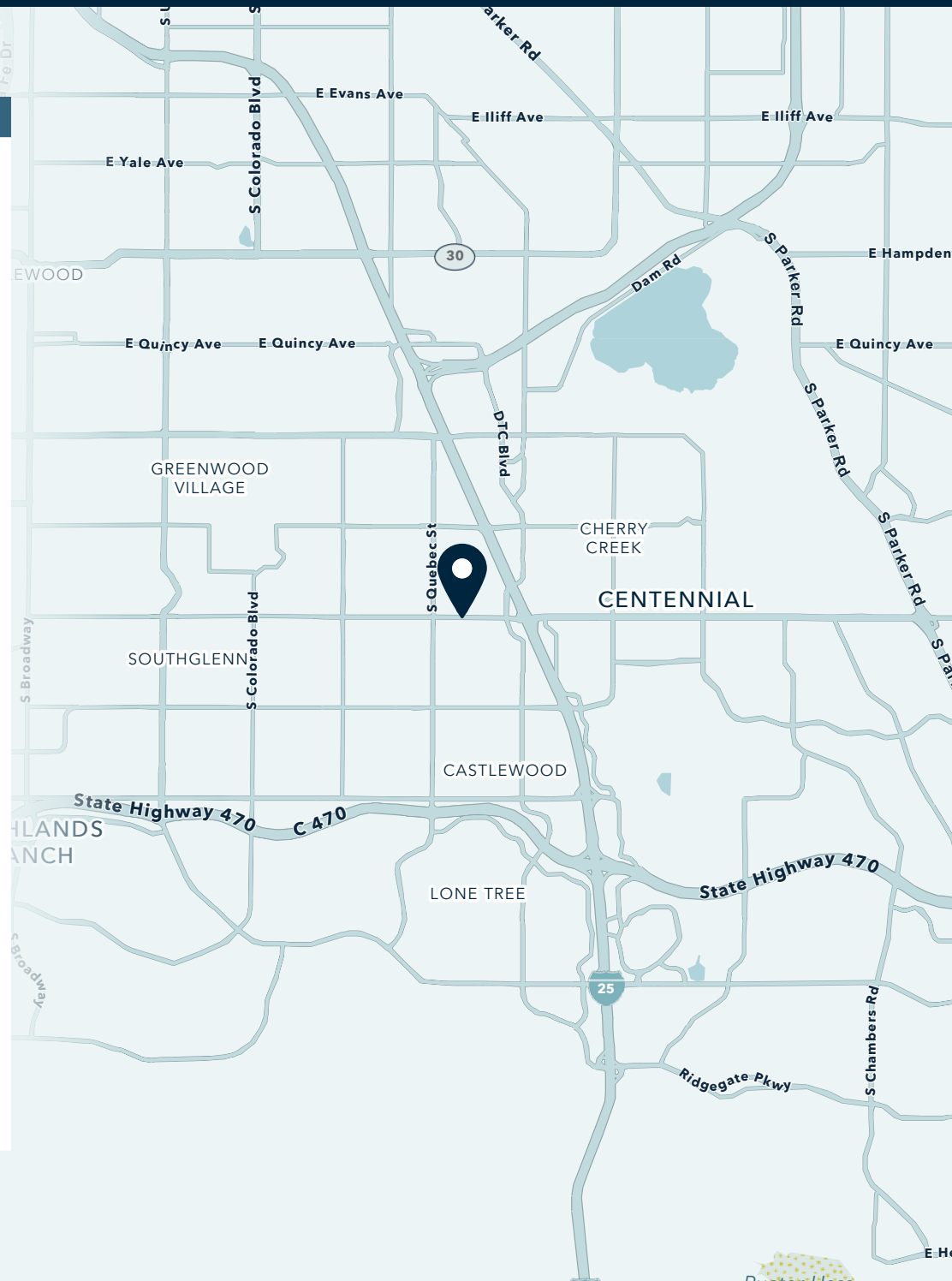






Area Snapshot

Population	1 MILE	3 MILES	5 MILES
2026 Estimated Population	11,791	93,760	252,607
2031 Projected Population	12,784	96,698	259,640
Proj. Annual Growth 2026 to 2031	1.63%	0.62%	0.55%
Daytime Population			
2026 Daytime Population	41,992	191,608	366,524
Workers	37,394	152,134	255,751
Residents	4,598	39,474	110,773
Income			
2026 Est. Average Household Income	\$180,948	\$191,820	\$180,082
2026 Est. Median Household Income	\$134,169	\$133,105	\$123,845
Households & Growth			
2026 Estimated Households	4,970	40,534	106,602
2031 Estimated Households	5,566	42,415	110,596
Proj. Annual Growth 2026 to 2031	2.29%	0.91%	0.74%
Race & Ethnicity			
2026 Est. White	73%	75%	72%
2026 Est. Black or African American	3%	3%	5%
2026 Est. Asian or Pacific Islander	12%	10%	9%
2026 Est. American Indian or Native Alaskan	0%	0%	1%
2026 Est. Other Races	12%	12%	14%
2026 Est. Hispanic (Any Race)	10%	10%	12%



Want more? Contact us for a complete demographic, foot-traffic, and mobile data insights report.



SRS REAL ESTATE PARTNERS

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