



GREENWOOD VILLAGE SQUARE

FOR LEASE | GREENWOOD VILLAGE SQUARE
MIXED USE - RETAIL AND OFFICE

6860 - 6888 S. Clinton Ct
Greenwood Village, CO 80112
Greenwood Village Square.com

For more information, please contact:

Rick Giarratano
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rick.giarratano@gmail.com

Mike Lindquist
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David Schwab
719.229.7910
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www.ModernRECommercial.com

4251 Kipling Street Suite 150
Wheat Ridge, CO 80033



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Property Summary

Project Size | 46,624/SF

Buildings | Four (4) total
6860 - 16,936/SF (Retail)
6864 - 7,103/SF (Retail)
6860 - 6,198/SF (Retail)
6860 - 16,391/SF (Office)

Year Built | 1999/2000

Parking | Ample/Surface

Lease Rates | Retail - Contact Broker
Office - Contact Broker

Property Features

- Mixed use retail and office
- Just South of Arapahoe Road on South Clinton Street
- Minutes to I-25
- Local ownership
- Ample Parking
- Meticulously maintained buildings



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Property Overview

Greenwood Village Square is conveniently located SouthEast of Denver, off I-25 and Arapahoe Rd.

- The surrounding area boasts abundant hotels, executive suites, golf courses, restaurants and other recreational amenities. Fiddler's Green Amphitheater, one of the premier concert and event venues of the metro area, sits among the many office buildings in the submarket.
- Other amenities include Centennial Airport, the third busiest general aviation airport in the country and Park Meadows, a 1.5 million square foot super regional mall.
- The nearby light rail stations offer easy access to Downtown Denver and the surrounding areas.

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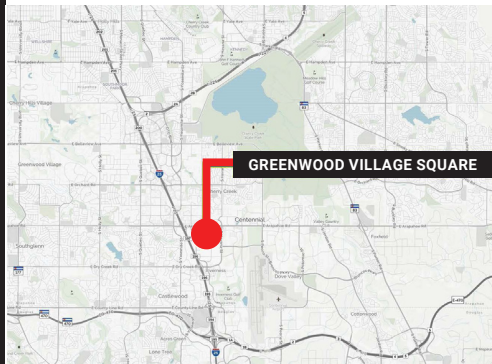
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2017 DEMOGRAPHICS



AVERAGE
HH INCOME

\$97,384
(3 MILE)



HOUSE HOLDS

75,216
(3 MILE)



DAYTIME
EMPLOYMENT

157,900
(3 MILE)



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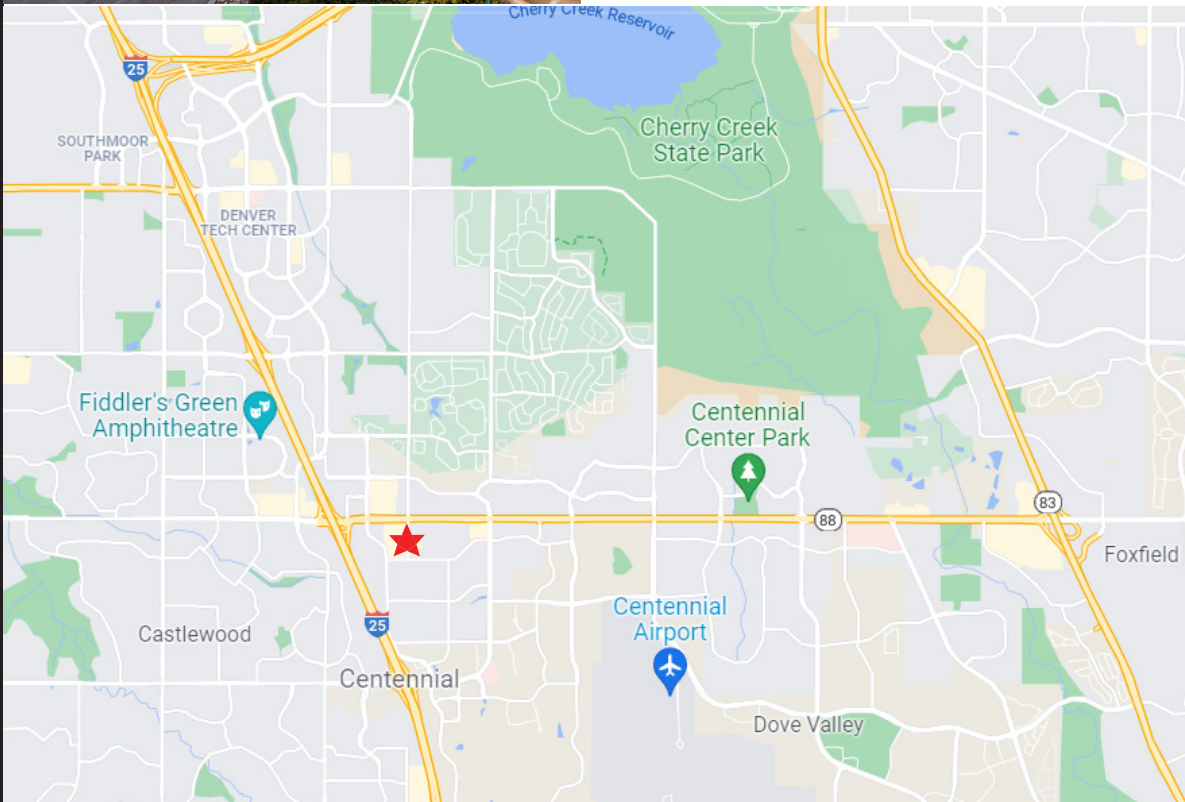


6888 South Clinton Street

- **Suite 302 - 1,995/SF**
(available 2/1/2024)
- Reception, 5 offices open area, interior office storage area
- \$17.50/SF
- **Space has it's own Restroom**

6880 South Clinton Street - RETAIL Available Space!

Retail 100% Leased



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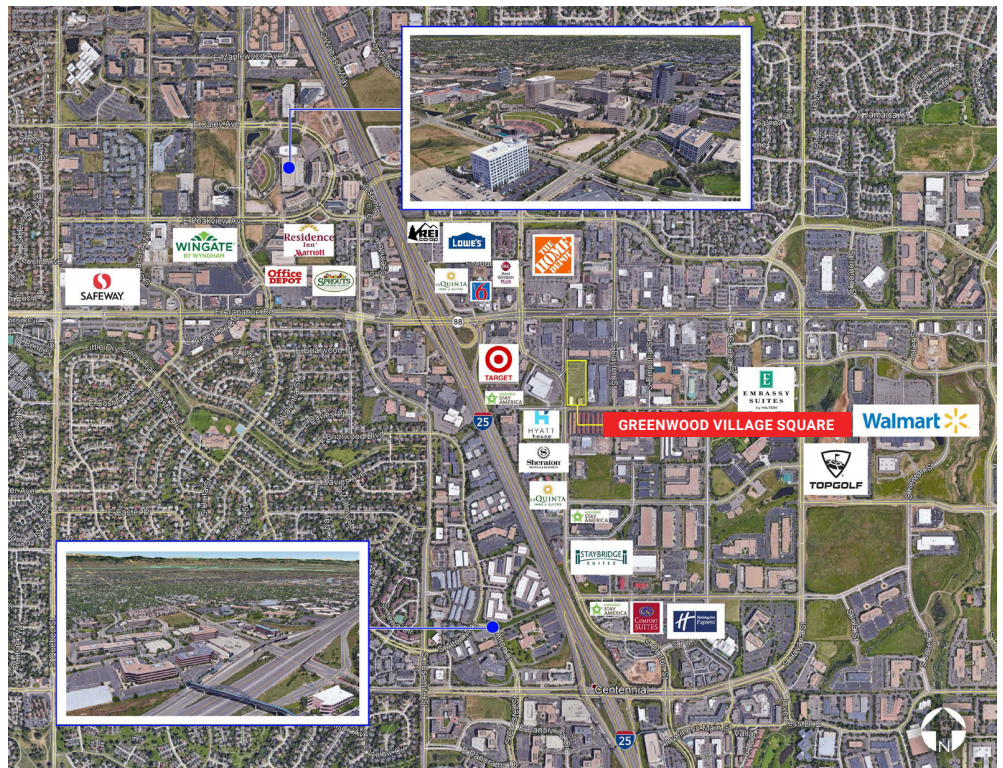


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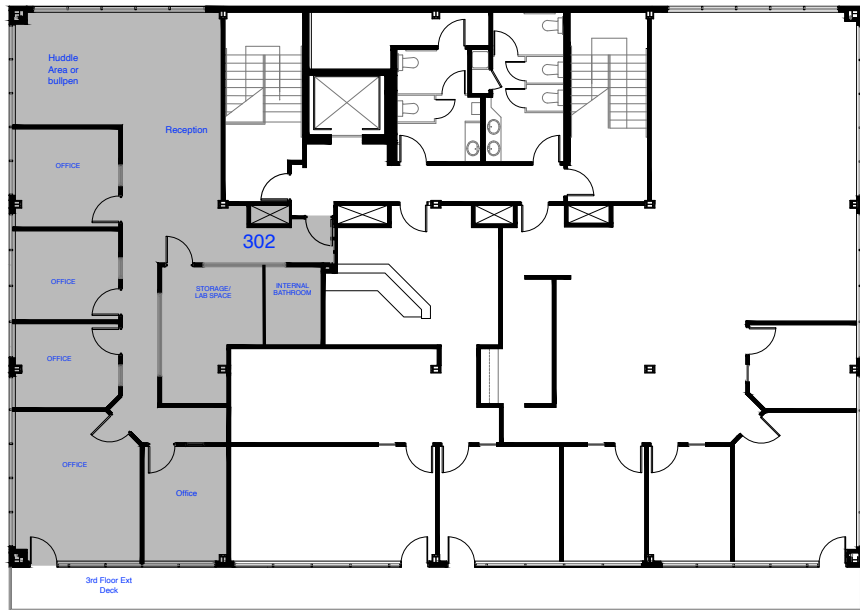
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