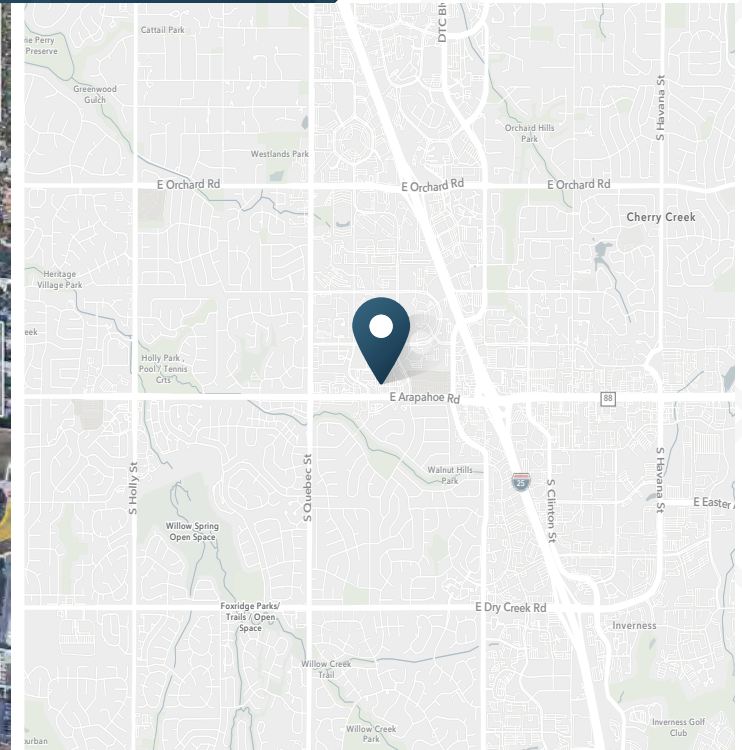


Prominent Junior Anchor Space

7969 E Arapahoe Rd | Greenwood Village, CO 80112



AVAILABLE

13,744 SF

LAND

2.05 Acres

RENT

\$20.00/SF

NNN

\$9.93/SF

FRONTAGE

423' on Arapahoe Rd
(with 2 curb cuts)

PARKING

109+ Deeded Parking
495+ Cross Parking

ABOUT THE PROPERTY

- Rare junior box opportunity in Greenwood Village
- Commercial zoning with entertainment district overlay
- 0.7 miles west of I-25; easily accessed by I-25 & light rail
- Highly educated area with above average incomes
- Bookended with traffic signals
- New roof, HVAC 2021

ENTERTAINMENT OVERLAY

- Located in Greenwood Villages planned multi-faceted entertainment district and restaurant venue
- The vision is to create a walkable urban office and residential core in the greater south Denver metro area
- Complimented by adjacent entertainment based development and recently renovated movie theater
- Adjacent to Fiddler Green Amphitheater that seats 18,000 people

DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Population	11,986	93,135	244,356
Daytime Population	35,012	204,770	365,443
Avg. Household Income	\$155,446	\$164,181	\$155,140
Estimated Households	4,986	39,667	102,351

Year: 2023 | Source: Esri

TRAFFIC COUNTS

E Arapahoe Rd	47,914 VPD
Greenwood Plaza Blvd	12,245 VPD

Year: 2023 | Source: Esri

CONTACT

Tami Lord | 303.390.5244 | tami.lord@srsre.com

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GREENWOOD VILLAGE STATS

\$1.0B

In spending power

5.6%

Projected population growth

2025-2025

9%

Increase in population

2010 - 2020

2.35

Average household size

SOUTH DENVER OFFICE & TECHNOLOGY CENTER

- 47 million SF of office space
- More than 240,000 employees located along the I-25 corridor SE Denver
- Home to 6 out of 10 Fortune 500 Companies in Colorado



265,000 VPD

Fiddler's Green Amphitheatre

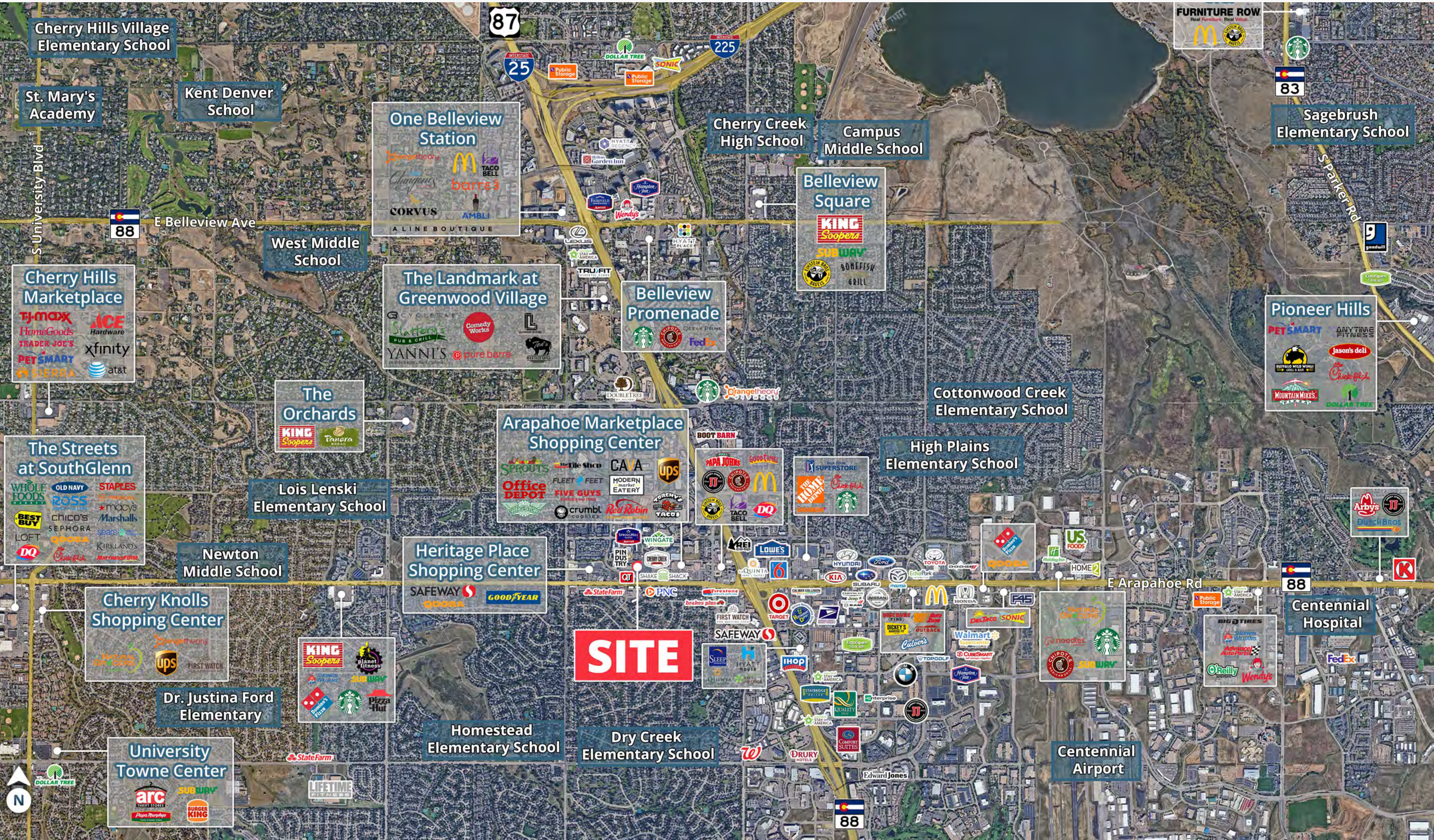
Arapahoe Marketplace Shopping Center

SITE

47,914 VPD

Greenwood Village Park





Cherry Hills Village Elementary School

St. Mary's Academy

Kent Denver School

One Belleview Station
Changtheory
McDonald's
TACO BELL
barra3
CORVUS
AMBLI
A LINE BOUTIQUE

Cherry Creek High School

Campus Middle School

FURNITURE ROW
Real Furniture. Real Value.
McDonald's
Starbucks

Sagebrush Elementary School

Cherry Hills Marketplace
TJ-maxx
HomeGoods
TRADER JOE'S
PET SMART
SIERRA
ACE Hardware
xfinity
at&t

West Middle School

The Landmark at Greenwood Village
Slattery's PUB & GRILL
YANNI'S
Comedy Works
pure barra

Belleview Promenade
Starbucks
FedEx

Belleview Square
KING Scoopers
SUBWAY
BONEFISH GRILL

Pioneer Hills
PET SMART
ANYTIME FITNESS
Jason's deli
Crabfish
MOUNTAIN MIKES
DOLLAR TREE

The Streets at SouthGlenn
WHOLE FOODS
OLD NAVY
STAPLES
ROSS
CHICO'S
SEPHORA
LOFT
DQ
macy's
Marshalls
sears
KIRKLANDS

The Orchards
KING Scoopers
Panera BREAD

Arapahoe Marketplace Shopping Center
SPROUTS
Office DEPOT
FLEET FEET
FIVE GUYS
crumbl cookies
CAVA
MODERN MARKET EATERY
Red Robin
WORCHYS TACOS

High Plains Elementary School

Lois Lenski Elementary School

Heritage Place Shopping Center
SAFEWAY
GOODYEAR
State Farm
PNC

BOOT BARN
PAPA JOHN'S
GOODWINGS
THE HOME DEPOT
Starbucks

Newton Middle School

Cherry Knolls Shopping Center
KING Scoopers
planet fitness
FIRST WATCH

SITE

SAFEWAY
IHOP
Walmart
DICKY'S
OUTBACK
CATERA
WALMART
CURESMART

Dr. Justina Ford Elementary

KING Scoopers
planet fitness
SUBWAY
Starbucks
Pizza Hut

University Towne Center
arc
SUBWAY
BURGER KING

Homestead Elementary School

Dry Creek Elementary School

Centennial Airport

Centennial Hospital

Wendy's
O'Reilly

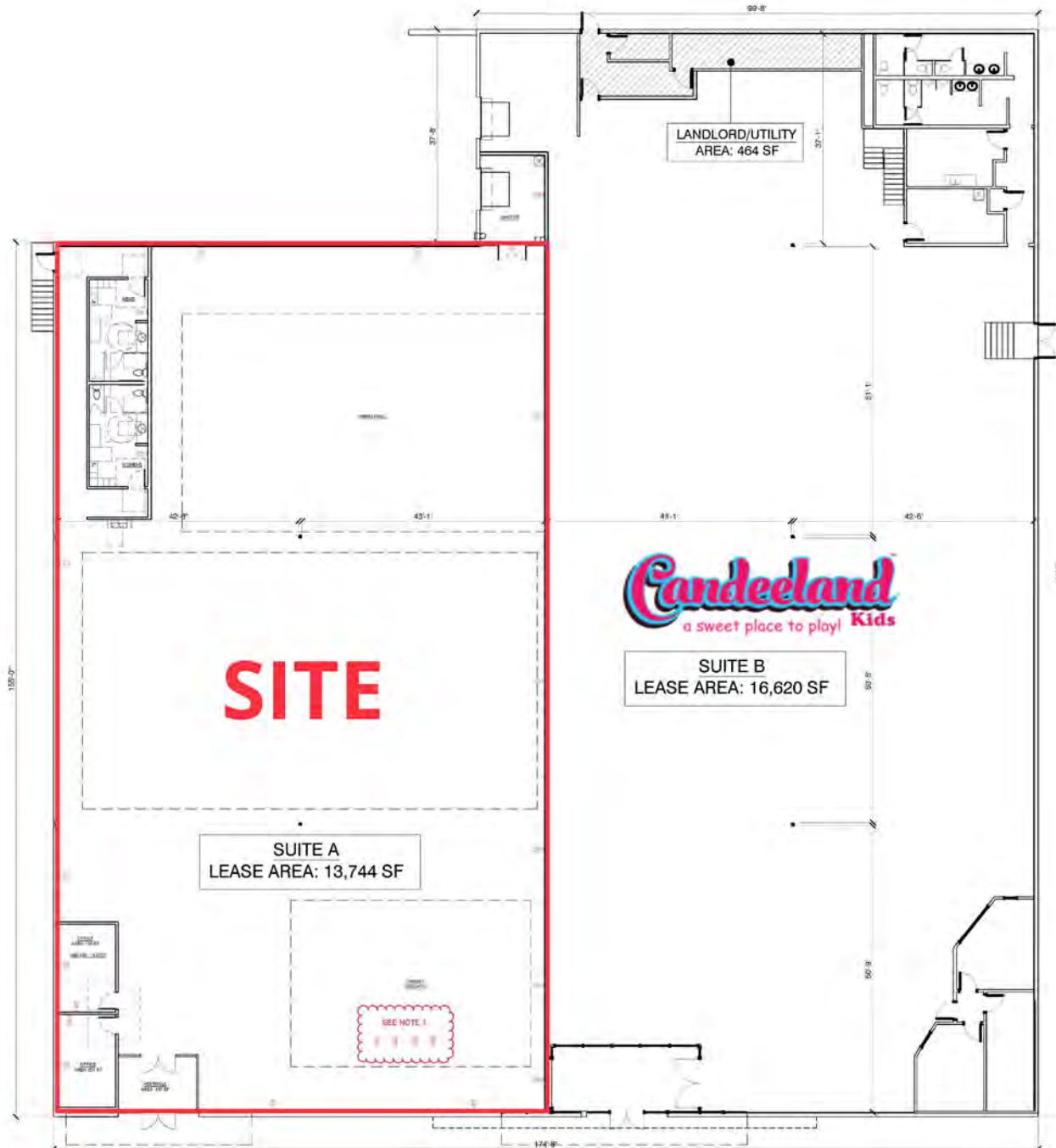
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DEMOGRAPHIC HIGHLIGHTS

Population

	1 Mile	3 Miles	5 Miles
2023 Estimated Population	119,86	93,135	244,356
2028 Projected Population	12,105	94,797	247,471
Projected Annual Growth 2023 to 2028	0.20%	0.35%	0.25%

Daytime Population

	1 Mile	3 Miles	5 Miles
2023 Daytime Population	35,012	204,770	365,443
Workers	30,250	166,878	261,659
Residents	4,762	37,892	103,784

Income

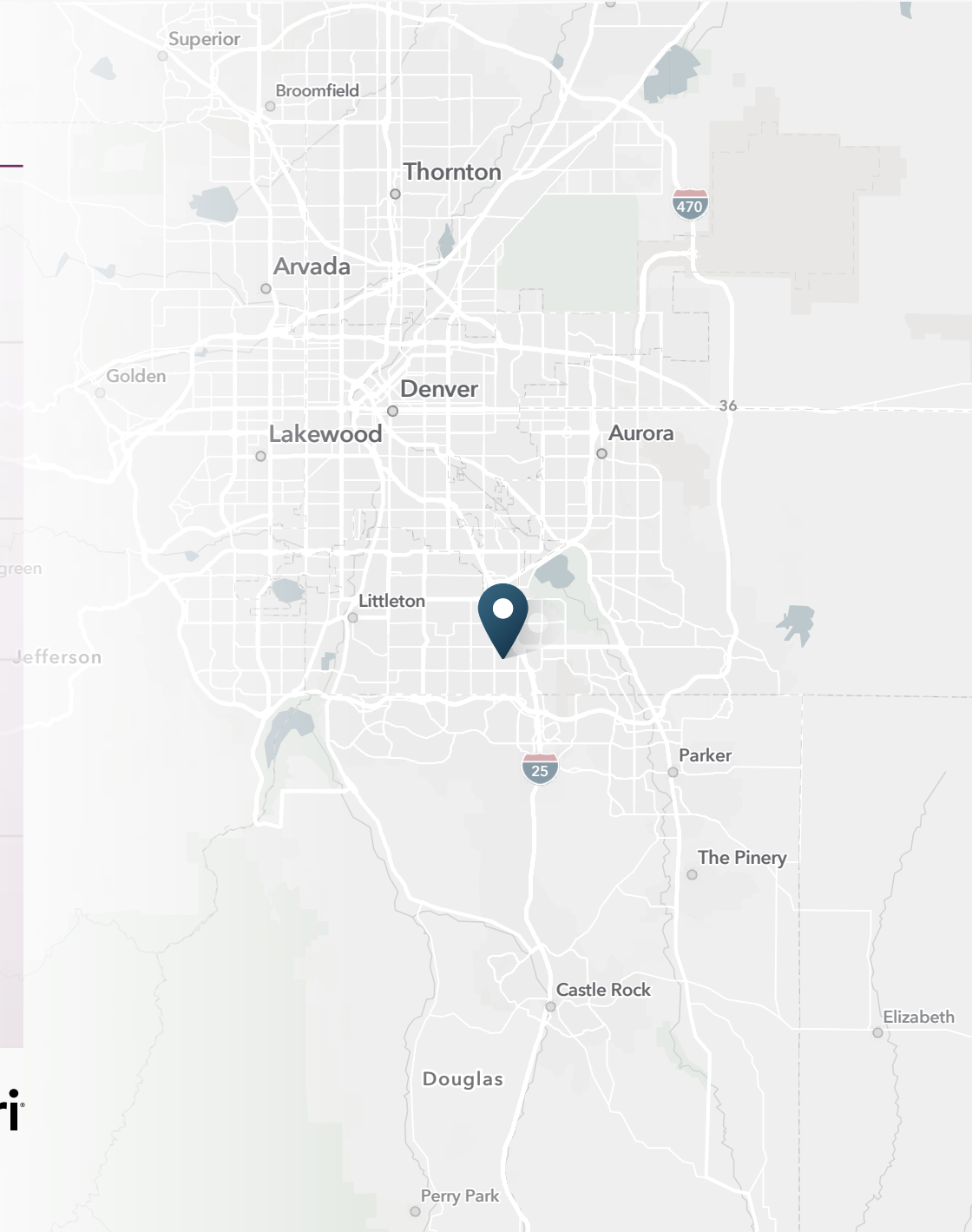
	1 Mile	3 Miles	5 Miles
2023 Est. Average Household Income	\$155,446	\$164,181	\$155,140
2023 Est. Median Household Income	\$116,036	\$115,909	\$108,114

Households & Growth

	1 Mile	3 Miles	5 Miles
2023 Estimated Households	4,986	39,667	102,351
2028 Projected Households	5,070	41,007	104,911
Projected Annual Growth 2023 to 2028	0.33%	0.67%	0.50%

Race & Ethnicity

	1 Mile	3 Miles	5 Miles
2023 Est. White	76%	77%	74%
2023 Est. Black or African American	2%	3%	4%
2023 Est. Asian or Pacific Islander	11%	9%	8%
2023 Est. American Indian or Native Alaskan	0%	0%	1%
2023 Est. Other Races	11%	11%	13%
2023 Est. Hispanic	9%	9%	11%



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





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