

TRADE AREA DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
Population	10,458	93,505	260,467
Average HH Income	\$172,486	\$186,306	\$165,249
Businesses	3,961	11,106	22,779
Employees	60,577	143,333	248,863

Source: Applied Geographic Solutions, 2025 Estimate

TRAFFIC COUNTS

On I-25 north of Orchard Rd	294,996 Cars/day
On I-25 south of Orchard Rd	286,339 Cars/day
On Orchard west of I-25	33,247 Cars/day

Source: CDOT 2025



FOR MORE INFORMATION, PLEASE CONTACT:



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BROKER DISCLOSURE

AVAILABLE FOR LEASE THE ORCHARD

I-25 & Orchard Rd, Greenwood Village, CO



- JOIN WHOLE FOODS!
- Rare pad opportunity in DTC.
- Well located at I-25 & Orchard.
- Trade area has strong residential and daytime demographics.
- Delivery Fall 2026.

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