

## ARAPAHOE MARKETPLACE

GREENWOOD VILLAGE, CO



### SIZE

191,615 square feet

### DEMOGRAPHICS

| 1 mile                       | 3 mile  | 5 mile  |
|------------------------------|---------|---------|
| <b>Population</b>            |         |         |
| 12,470                       | 89,310  | 245,708 |
| <b>Households</b>            |         |         |
| 5,391                        | 37,990  | 103,176 |
| <b>Median HH Income (\$)</b> |         |         |
| 102,620                      | 119,568 | 108,616 |

### MAJOR TENANT(S)

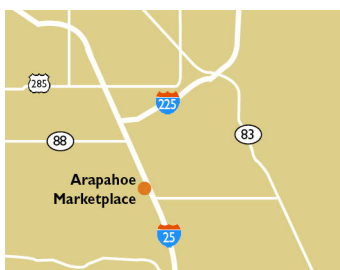
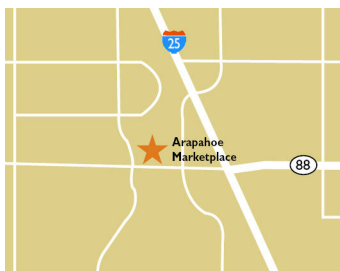
Sprouts Farmers Market  
Torchy's Tacos  
Modmarket  
Crumbl Cookies

### LEASING CONTACT

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### MORE INFO

[www.phillipsedison.com](http://www.phillipsedison.com)



### LOCATION

8525 East Arapahoe Road | Greenwood Village, CO 80112

### PROPERTY HIGHLIGHTS

- 191,615-square-foot shopping center anchored by Sprouts Farmers Market
- Major national tenants include Office Depot, Crumbl Cookies, Dave's Hot Chicken, The Tile Shop, Torchy's Tacos, ModMarket, Wingstop and Pacific Dental.
- Population exceeds 89,300 in a three-mile radius with an average household income greater than \$164,600
- Located less than a mile south from Fiddlers Green and Fiddler's Green Amphitheatre, an 18,000-person capacity amphitheatre



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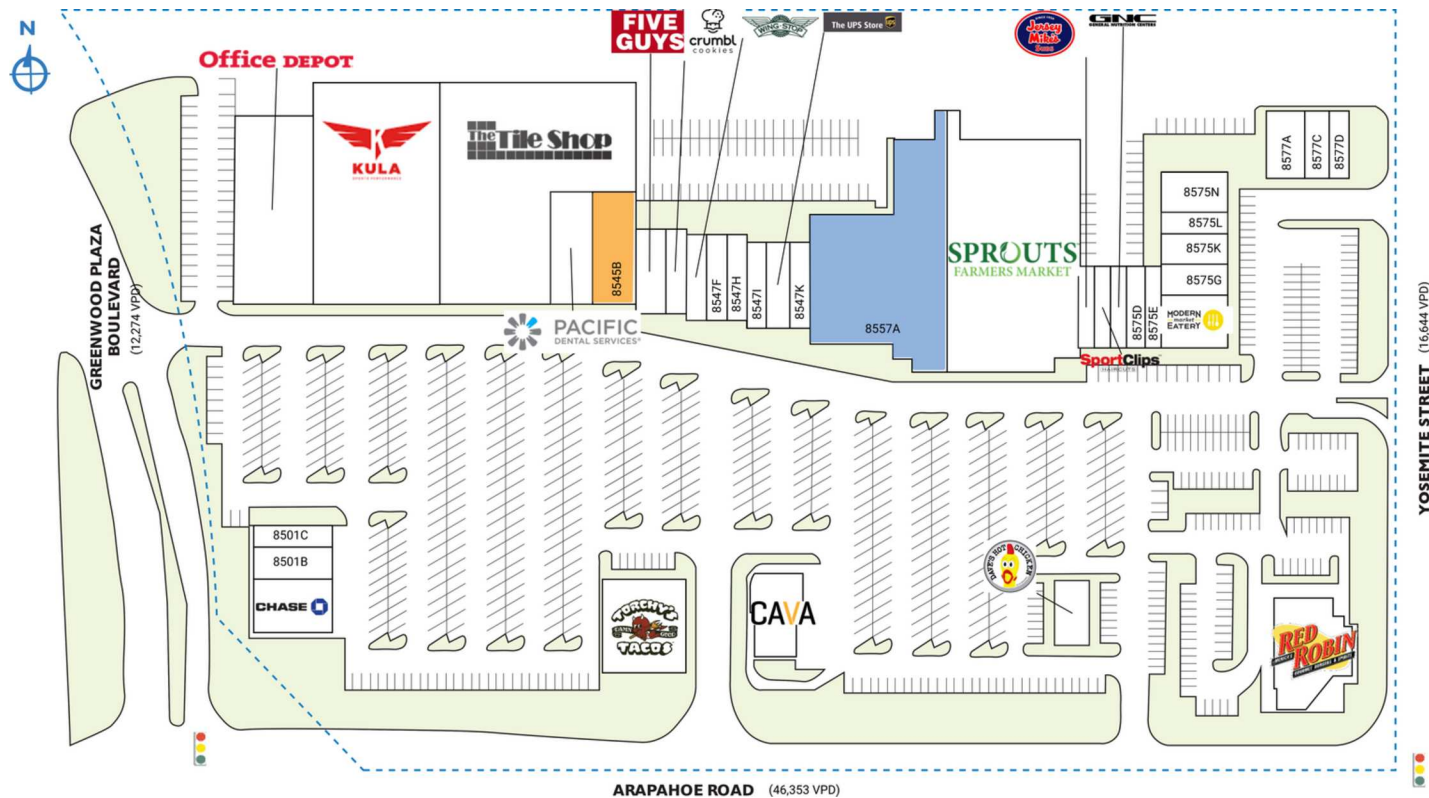
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| SPACE | TENANT                 | SQ. FT.   | 8545A Pacific Dental            | 4,900 SF | 8557A COMING AVAILABLE       | 23,876 SF | 8575L Elements Massage       | 1,776 SF |
|-------|------------------------|-----------|---------------------------------|----------|------------------------------|-----------|------------------------------|----------|
| OPI   | Dave's Hot Chicken     |           | 8545B AVAILABLE                 | 4,949 SF | 8557B Sprouts Farmers Market | 27,533 SF | 8575N Sploot Veterinary Care | 2,810 SF |
| 8501A | Chase                  | 4,368 SF  | 8547A Five Guys Burgers & Fries | 2,640 SF | 8575A Jersey Mike's Subs     | 1,400 SF  | 8577A Glo Tanning            | 2,610 SF |
| 8501B | Toastique              | 2,016 SF  | 8547C Crumbl Cookies            | 1,620 SF | 8575B Sport Clips            | 1,200 SF  | 8577C Laser Remedy           | 990 SF   |
| 8501C | Desert Donuts          | 1,583 SF  | 8547D Wingstop                  | 1,564 SF | 8575C GNC                    | 1,147 SF  | 8577D Arapahoe Floral        | 1,000 SF |
| 8505  | Torchy's Tacos         | 5,220 SF  | 8547F Teriyaki Madness          | 1,693 SF | 8575D Rossopomodoro          | 1,314 SF  | 8585 Red Robin               | 7,200 SF |
| 8507  | CAVA                   | 3,170 SF  | 8547H Fierce45                  | 1,880 SF | 8575E PO Nails               | 1,022 SF  | TOTAL SQ. FT.                | 191,615  |
| 8525  | Office Depot           | 21,000 SF | 8547I La Belle French Bakery    | 1,450 SF | 8575F Modmarket              | 2,625 SF  |                              |          |
| 8527  | Kula Sport Performance | 21,824 SF | 8547J The UPS Store             | 1,600 SF | 8575G Dame Good Drinks       | 1,830 SF  |                              |          |
| 8535  | The Tile Shop          | 28,309 SF | 8547K Poke City                 | 1,937 SF | 8575K Ageless Men's Health   | 1,559 SF  |                              |          |

## SITE LEGEND

- Available
- Occupied
- Leased (not occupied)
- Owned by Others
- Site Boundary



DISCLAIMER - This site plan is for general information purposes only and is not intended to constitute representations and warranties by Landlord as to the ownership of the real property depicted herein or the identity or nature of any occupants thereof.

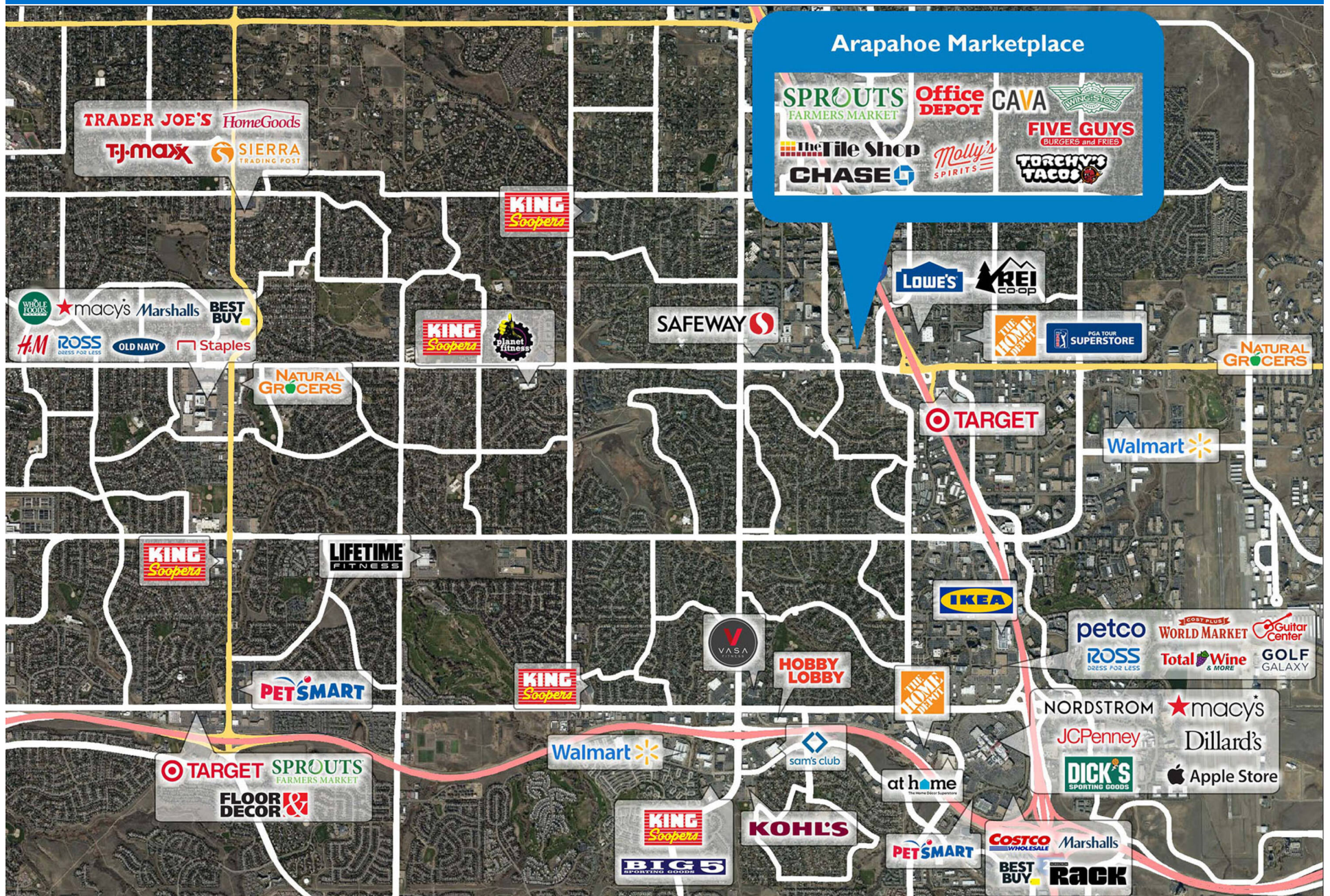
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# Demographic Summary Report

1990 - 2000 Census, 2023 Estimates & 2028 Projections

Calculated using TAS Retrieval Retrieval

Apr 17, 2024



Latitude: 39.595951

Longitude: -104.891121

| Arapahoe Marketplace<br>Greenwood Village, CO |                                       | 1.00 Mile Radius | 3.00 Mile Radius | 5.00 Mile Radius |
|-----------------------------------------------|---------------------------------------|------------------|------------------|------------------|
| Population                                    | Q4 2023 Estimated Population          | 12,470           | 89,310           | 245,708          |
|                                               | 2028 Projected Population             | 13,090           | 92,168           | 249,705          |
|                                               | 2010 Census Population                | 11,064           | 77,321           | 213,958          |
|                                               | 2000 Census Population                | 11,276           | 71,923           | 190,413          |
|                                               | 1990 Census Population                | 8,851            | 59,951           | 140,611          |
|                                               | Historical Annual Growth 1990 to 2000 | 2.45%            | 1.84%            | 3.08%            |
|                                               | Historical Annual Growth 2000 to 2010 | -0.19%           | 0.73%            | 1.17%            |
|                                               | Estimated Annual Growth 2010 to 2023  | 0.87%            | 1.05%            | 1.01%            |
|                                               | Projected Annual Growth 2023 to 2028  | 0.97%            | 0.63%            | 0.32%            |
|                                               | Median Age                            | 39.6             | 40.6             | 40.2             |
| Households                                    | Q4 2023 Estimated Households          | 5,391            | 37,990           | 103,176          |
|                                               | 2028 Projected Households             | 5,666            | 39,166           | 104,865          |
|                                               | 2010 Census Households                | 4,945            | 32,513           | 90,150           |
|                                               | 2000 Census Households                | 4,739            | 27,452           | 75,864           |
|                                               | 1990 Census Households                | 3,379            | 20,999           | 54,450           |
|                                               | Historical Annual Growth 1990 to 2000 | 3.44%            | 2.72%            | 3.37%            |
|                                               | Historical Annual Growth 2000 to 2010 | 0.43%            | 1.71%            | 1.74%            |
|                                               | Estimated Annual Growth 2010 to 2023  | 0.63%            | 1.14%            | 0.99%            |
|                                               | Projected Annual Growth 2023 to 2028  | 1.00%            | 0.61%            | 0.33%            |
|                                               | Population per Household              | 2.27             | 2.32             | 2.36             |
| Population by Race                            | White                                 | 67.7%            | 74.9%            | 72.1%            |
|                                               | Black or African American             | 3.1%             | 2.3%             | 4.2%             |
|                                               | Asian & Pacific Islander              | 12.5%            | 8.9%             | 7.6%             |
|                                               | Other Races                           | 6.9%             | 5.3%             | 5.3%             |
|                                               | Hispanic Population                   | 9.8%             | 8.6%             | 10.8%            |
| Income                                        | Average Household Income              | \$137,476        | \$164,673        | \$151,076        |
|                                               | Median Household Income               | \$102,620        | \$119,568        | \$108,616        |
|                                               | Per Capita Income                     | \$60,501         | \$70,593         | \$63,863         |
| Education (Age 25+)                           | Elementary                            | 1.7%             | 0.9%             | 1.0%             |
|                                               | Some High School                      | 1.5%             | 1.3%             | 2.0%             |
|                                               | High School Graduate                  | 7.3%             | 10.0%            | 11.8%            |
|                                               | Some College                          | 16.4%            | 14.3%            | 16.9%            |
|                                               | Associates Degree Only                | 6.4%             | 6.1%             | 6.3%             |
|                                               | Bachelors Degree Only                 | 40.7%            | 39.2%            | 37.4%            |
|                                               | Graduate Degree                       | 26.1%            | 28.2%            | 24.7%            |
| Business                                      | Number of Businesses                  | 1,930            | 8,705            | 15,245           |
|                                               | Total Number of Employees             | 28,399           | 122,096          | 190,106          |
|                                               | Employees per Business                | 14.72            | 14.03            | 12.47            |
|                                               | Residential Population per Business   | 6.46             | 10.26            | 16.12            |

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