

Green Valley Ranch

NEC Green Valley Ranch Blvd & Tower Road

18601-18643 Green Valley Ranch Blvd. Denver, CO 80249



JUSTIN KLIEWER | Vice President | 720.528.6462 | justin.kliewer@cbre.com

JIM LEE | First VP | 720.528.6321 | Jim.lee@cbre.com

JON WEISIGER | Senior VP | 720.528.6375 | jon.weisiger@cbre.com

CBRE

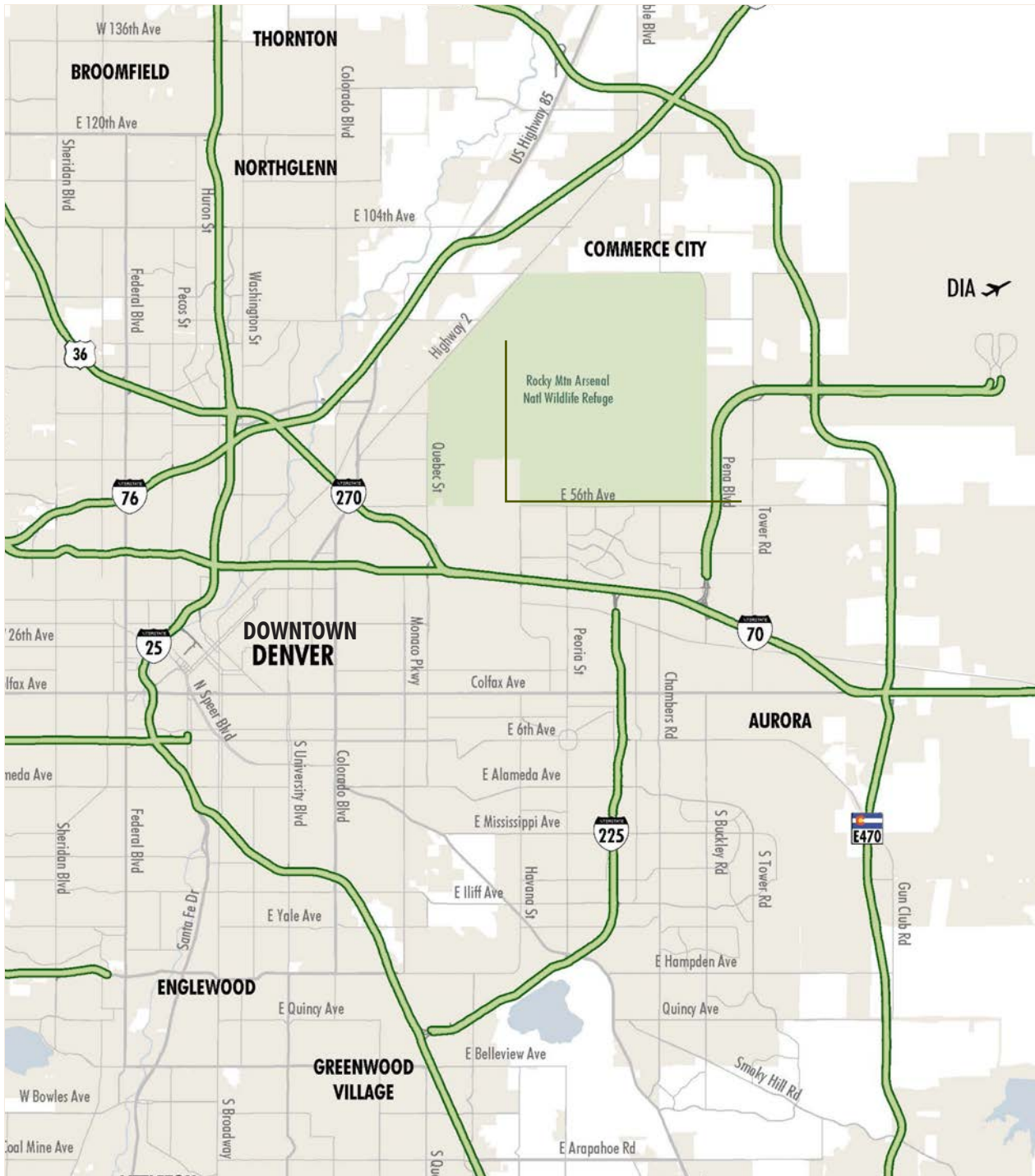
SITE PLAN



Suite	Tenant
A0A	Papusa's Paradise
A0C	Master Yosvany Taekwondo Academy
A0E	Papa John's Pizza
A0F	The UPS Store
A0G	Sally Beauty Supply
A0H	Cricket
A0I	Dry Clean USA
B0A	Cost Cutters

Suite	Tenant
B0B	Snappy Nails
B0C	Perfect Teeth
B0D	Asian Kitchen
B0E	Fred Loya Insurance Agency
B0F	Green Valley Ranch Pet Center
C0A	Subway
C0E	Tower Liquors
D0A	Lil' Peoples Learning Center

Suite	Tenant
D0B	Papa Murphy's Take 'N' Bake
D0C	VACANT - 1,259 SF
R0B	Wendy's
R0C	1st Bank
R0D	Grease Monkey
R0E	Auto Zone
X0A	King Soopers
X0B	Taco Bell



Green Valley Ranch is Denver's fastest growing master-planned community within close proximity to DEN and easy access to I-70

North East Residential Plan

DEVELOPMENT NAME	ENTITLED
72nd & Tower	400
First Creek	500
Green Valley Ranch East	8,860
HighPoint	2,744
Horizon Uptown	3,850
Painted Prairie	3,076
Park Fields	670
Sagebrush Farms	989
Single Tree	0
Windler Homestead	2,171
TOTAL	23,260





DENVER

ROCKY MOUNTAIN ARSENAL
NATIONAL WILDLIFE RECUGE



40TH AVE

PENA BLVD

55TH AVE

TOWER RD

TOWER RD

GREEN VALLEY RANCH BLVD



DEMOGRAPHICS - 10 MINUTE DRIVE



238,450

2022 POPULATION



270,809

2024 POPULATION
FIVE YEAR PROJECTION



\$100,626

AVG. HOUSEHOLD INCOME



77,574

2022 HOUSEHOLDS



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