

Orchard Plaza Retail/Office Available

8765 East Orchard Road, Greenwood Village, CO 80111

Long Term Sublease Available Below Market Rents Central DTC Location



PROPERTY DETAILS

- Diverse Co-Tenant Mix
- Abundance of Food & Beverage Options
- High Daytime Employment
- Strong Area Demographics
- Easy Access From I-25
- 0.5 Mile From Orchard Station

SPACE AVAILABLE

- Space Available: 3,254 - 6,671 SF
- Lease Rate: \$16.56 PSF + \$9.02 NNN
- Terms: Lease Expires: 5/31/2030
- Parking: Available
- TI Allowance: Negotiable

2024 DEMOGRAPHICS



2024
RESIDENTIAL
POPULATION



DAYTIME
EMPLOYEES

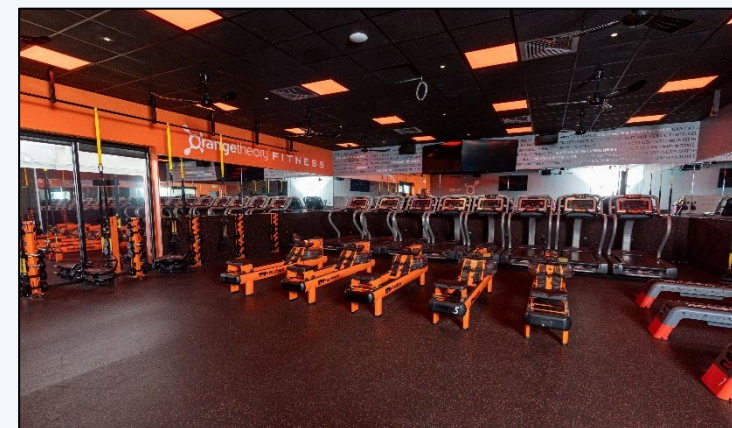


TOTAL
HOUSEHOLDS



AVERAGE HH
INCOME

1 MILE	10,857	1 MILE	51,895	1 MILE	4,868	1 MILE	\$133,526
3 MILE	84,340	3 MILE	137,530	3 MILE	36,765	3 MILE	\$135,275
5 MILE	257,638	5 MILE	242,940	5 MILE	110,892	5 MILE	\$122,542



CONTACT INFORMATION

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