



## For Lease

7939 E Arapahoe Rd  
Greenwood Village, CO

### Property Specifications

SPACE AVAILABLE

**1,606 SF**

FLOOR

**Second**

RATE

**\$15.00/SF**

NNN

**\$14.90/SF**

**TAMI LORD**  
303.390.5244 | tami.lord@srsre.com

Image is for illustrative purposes only and does not depict the actual space.



### About the Property

- Turn-key med spa opportunity in affluent Greenwood Village
- Strategically located adjacent to Denver Tech Center, serving ±240,000 employees
- Four dedicated treatment rooms
- One consultation room
- Convenient laundry/break room
- Abundant natural light in treatment rooms
- Secure key code after-hours access
- Furniture, Fixtures, and Equipment (FFE) available for separate purchase

### Demographics

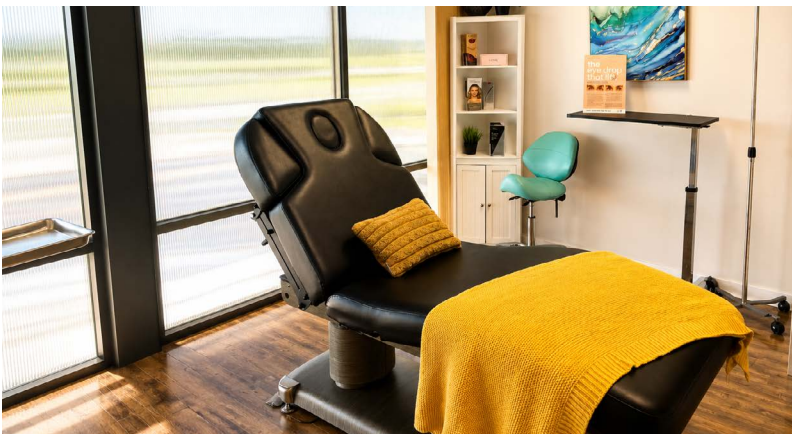
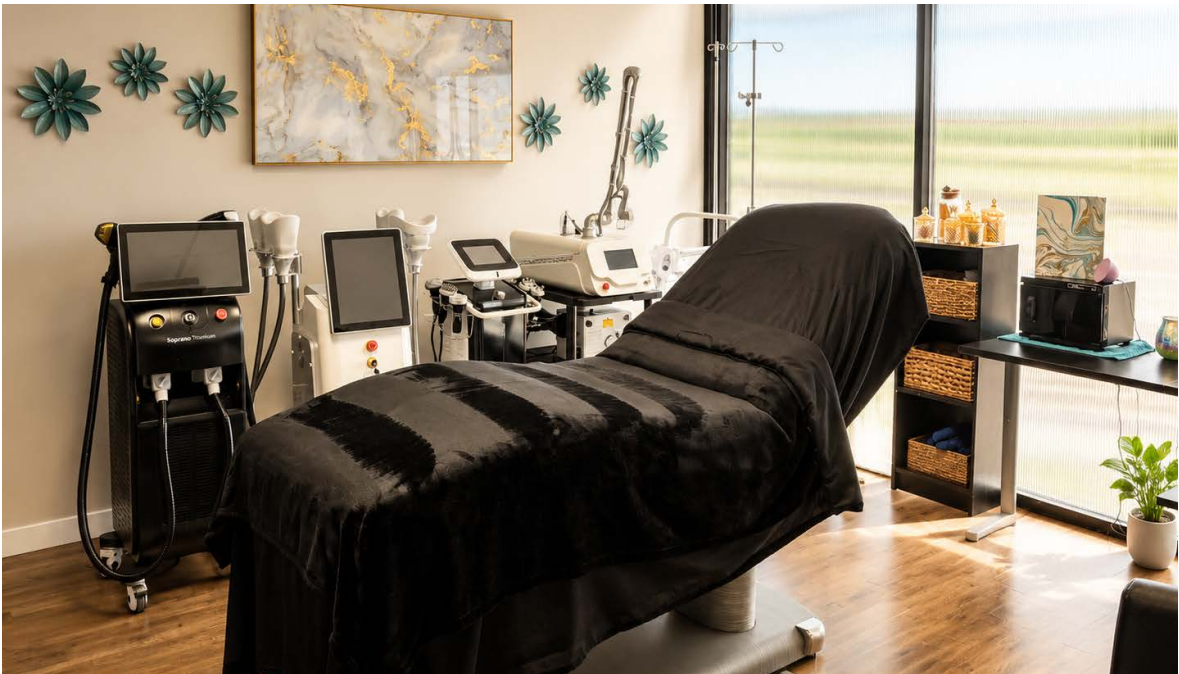
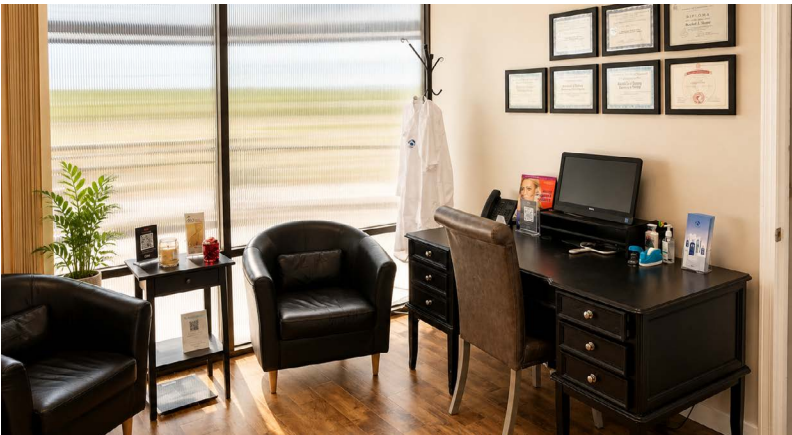
	1 Mile	3 Miles	5 Miles
Population	11,843	94,699	248,279
Daytime Population	30,108	192,151	363,237
Avg. Household Income	\$168,059	\$176,937	\$165,936
Estimated Households	4,880	40,422	104,351

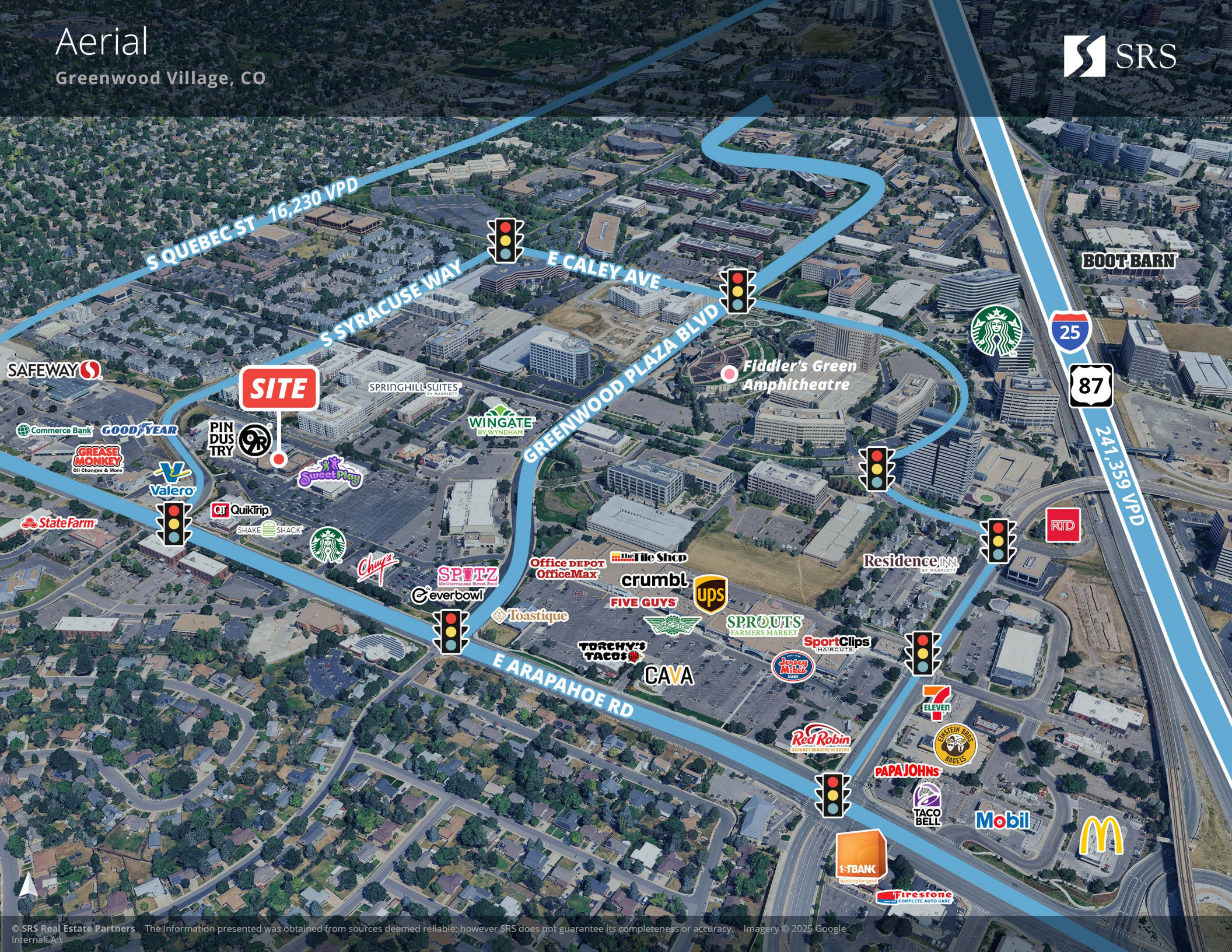
Year: 2025 | Source: esri

### Join These Retailers



SRS REAL ESTATE PARTNERS





S QUEBEC ST 16,230 VPD

S SYRACUSE WAY

E CALEY AVE

GREENWOOD PLAZA BLVD

E ARAPAHOE RD

25  
87

241,359 VPD

**SITE**

Fiddler's Green Amphitheatre

BOOT BARN

RTD

SAFEWAY

Commerce Bank GOODYEAR

GREASE MONKEY

State Farm

Valero

PIN DUS TRY

Sweet Play

QuikTrip

SHAKE SHACK

Chuy's

SPITZ

e'everbowl

Toastique

Office DEPOT  
OfficeMax

Red The Shop

crumbl

FIVE GUYS

UPS

TORCHY'S TACOS

CAVA

SPROUTS FARMERS MARKET

SportClips

Jeremy Mikes

Red Robin

PAPA JOHN'S

TACO BELL

Mobil

McDonald's

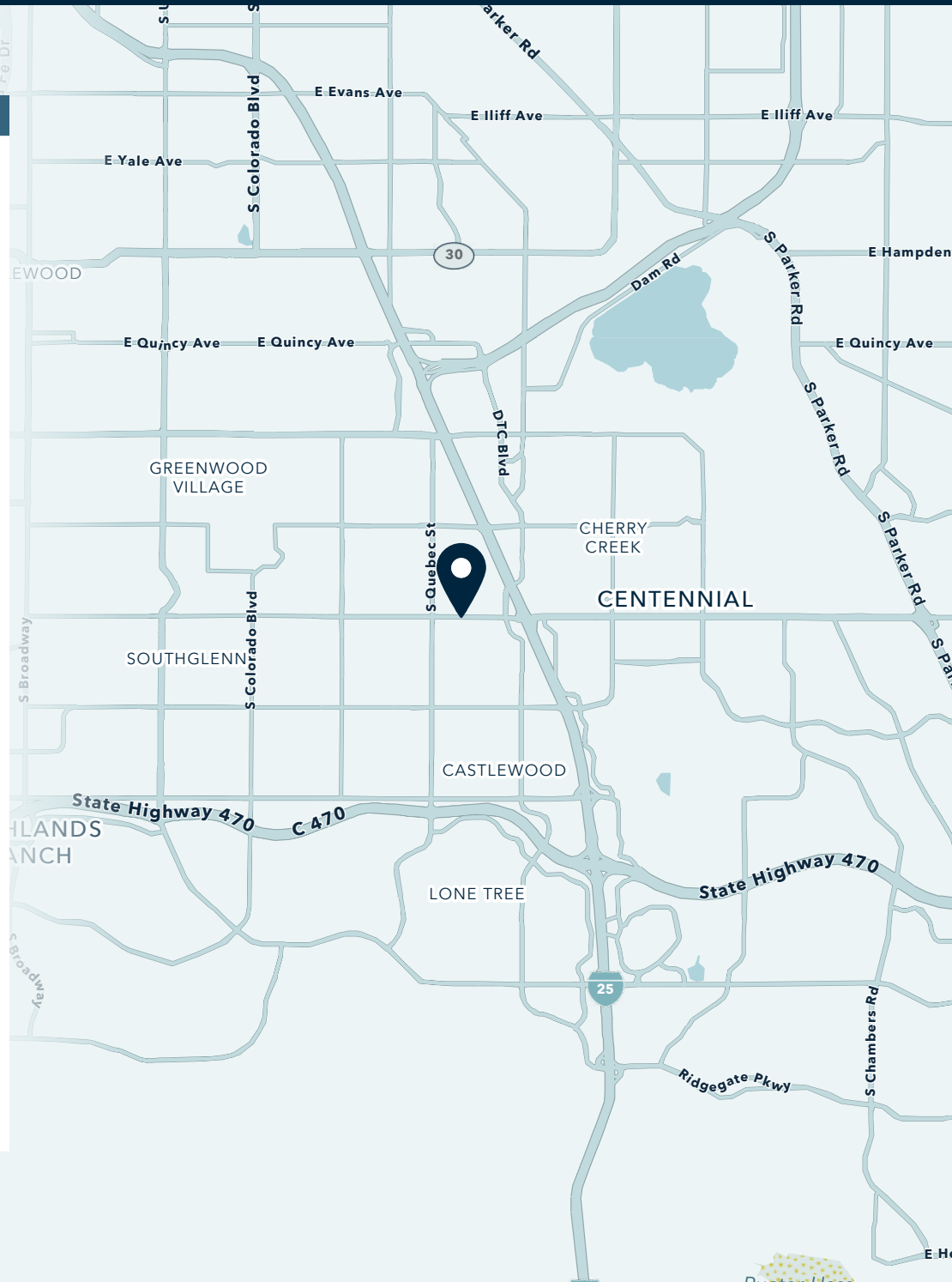
1STBANK

Firestone



## Area Snapshot

	1 MILE	3 MILES	5 MILES
<b>Population</b>			
2025 Estimated Population	11,843	94,699	248,279
2030 Projected Population	13,302	98,215	254,704
Proj. Annual Growth 2025 to 2030	2.35%	0.73%	0.51%
<b>Daytime Population</b>			
2025 Daytime Population	30,108	192,151	363,237
Workers	25,124	152,127	253,992
Residents	4,984	40,024	109,245
<b>Income</b>			
2025 Est. Average Household Income	\$168,059	\$176,937	\$165,936
2025 Est. Median Household Income	\$128,491	\$128,026	\$117,636
<b>Households &amp; Growth</b>			
2025 Estimated Households	4,880	40,422	104,351
2030 Estimated Households	5,737	42,541	107,996
Proj. Annual Growth 2025 to 2030	3.29%	1.03%	0.69%
<b>Race &amp; Ethnicity</b>			
2025 Est. White	75%	76%	73%
2025 Est. Black or African American	2%	3%	4%
2025 Est. Asian or Pacific Islander	11%	9%	9%
2025 Est. American Indian or Native Alaskan	0%	0%	1%
2025 Est. Other Races	12%	12%	14%
2025 Est. Hispanic (Any Race)	10%	9%	12%



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



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1875 Lawrence Street, Suite 850  
Denver, CO 80202  
303.572.1800

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