

RARE PAD OPPORTUNITY IN THE DENVER TECH CENTER



Orchard Rd & Greenwood Plaza Blvd (NWC)

GREENWOOD VILLAGE, CO 80111

Property Highlights

New Whole Foods taking existing building

Pad Size: 29,324 SF

Excellent Demographics & Traffic Counts



AVERAGE
ANNUAL INCOME

\$145,790



DAY TIME
POPULATION

126,263



TRAFFIC COUNTS ON
ORCHARD RD (ADT)

33,527

COURTNEY KEY

720.382.7514

ckey@sullivanhayes.com

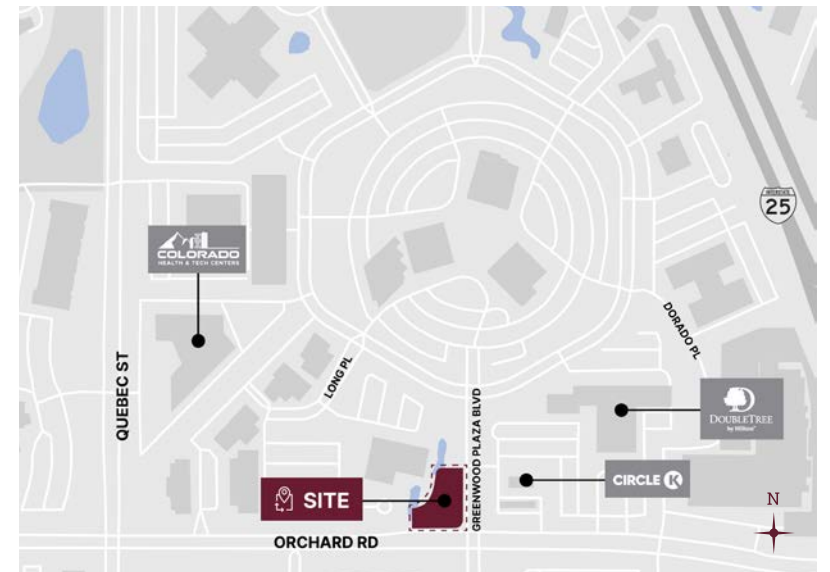
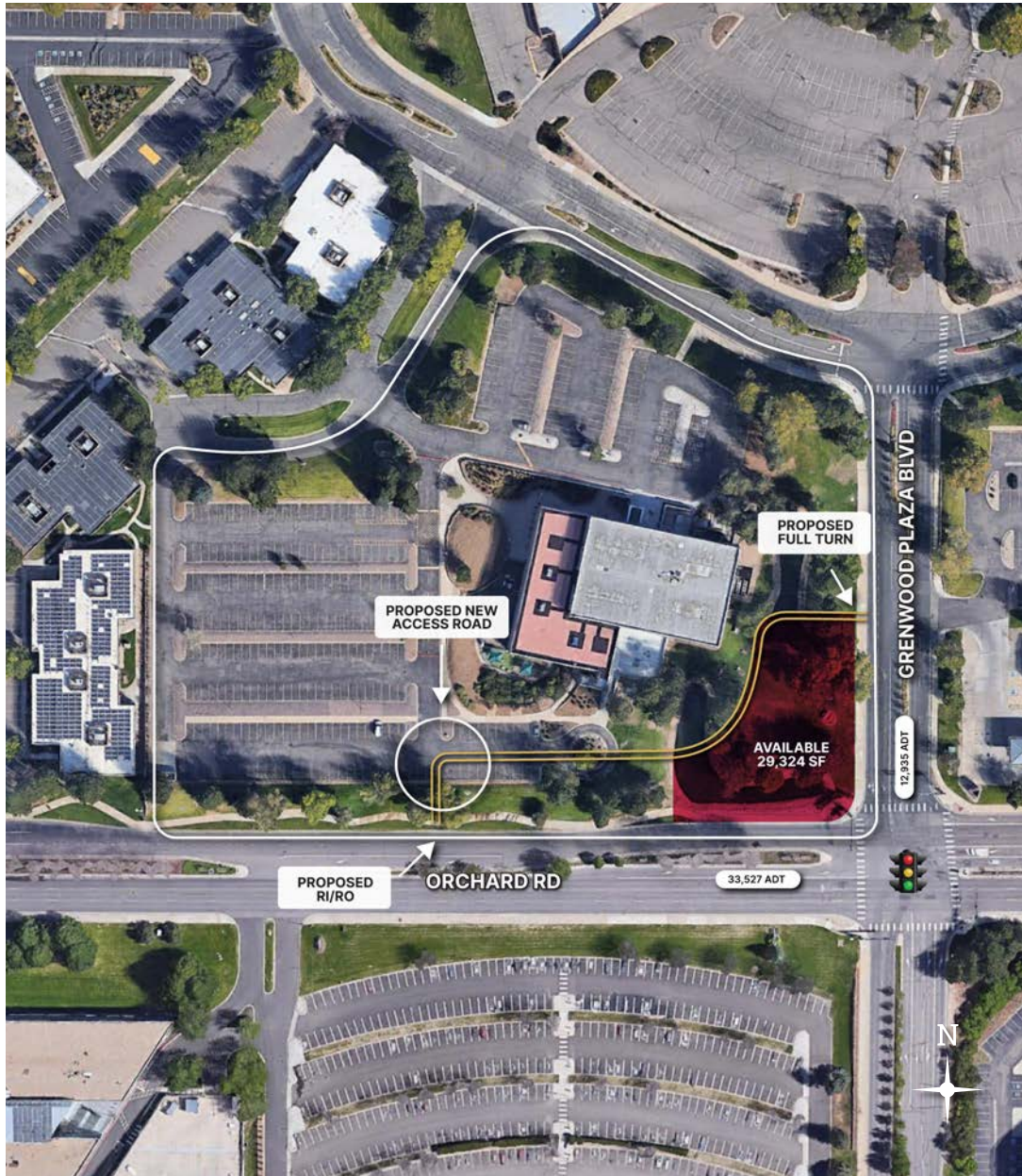
BRIAN SHORTER

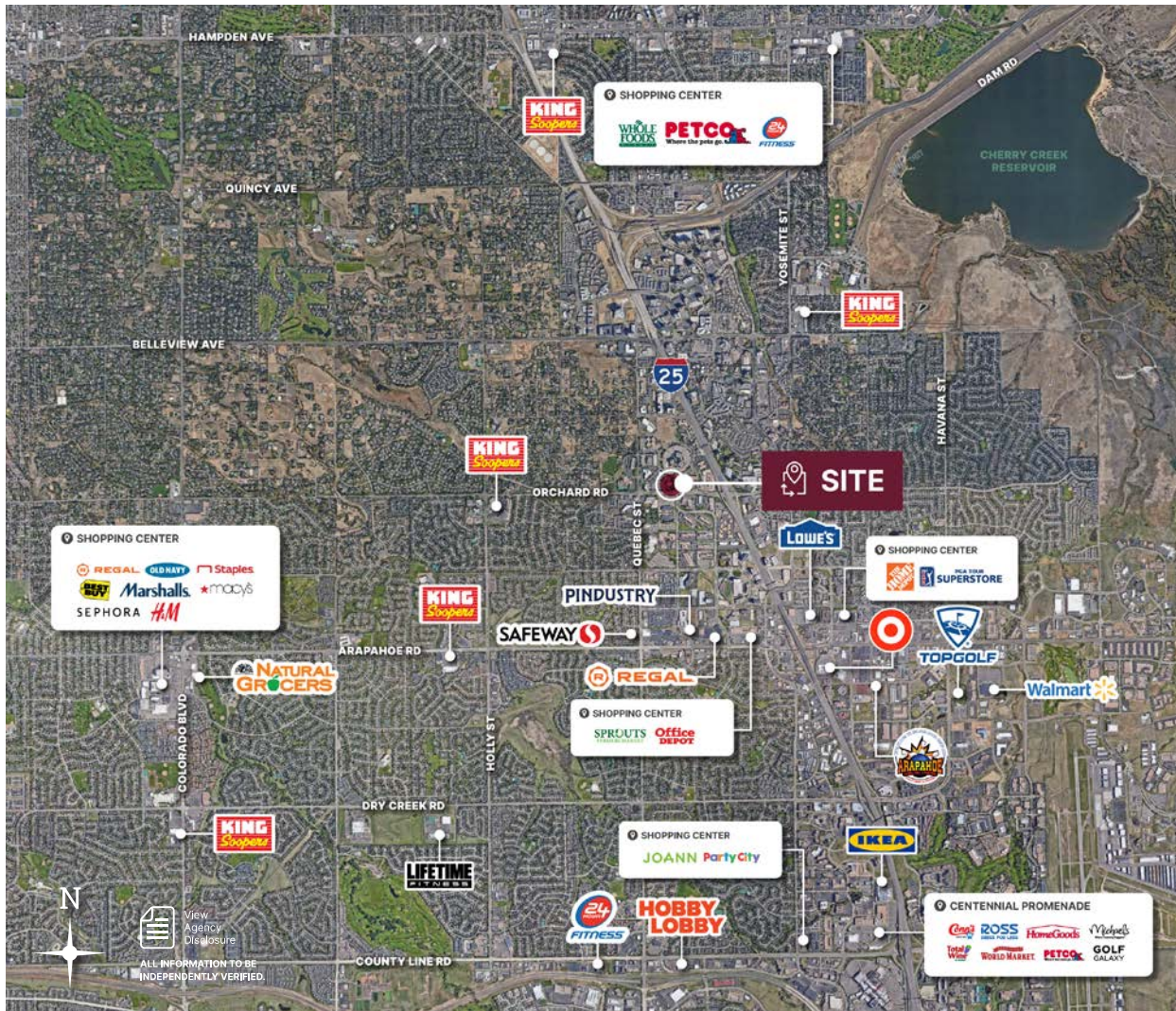
303.370.7462

bshorter@sullivanhayes.com

SITE PLAN

ORCHARD RD & GREENWOOD PLAZA BLVD (NWC) GREENWOOD VILLAGE, CO 80111





DEMOGRAPHICS

<p>TOTAL POPULATION</p>	1M	10,146
	3M	99,530
	5M	267,231
<p>AVERAGE ANNUAL INCOME</p>	1M	\$146,790
	3M	\$163,147
	5M	\$145,203
<p>DAY TIME POPULATION</p>	1M	55,676
	3M	135,738
	5M	253,124

SOURCE: ESRI 2023

TRAFFIC COUNTS

- ➔ ORCHARD RD EAST OF GREENWOOD PLAZA BLVD
33,527 ADT (ESRI 2021)
- ➔ ORCHARD RD WEST OF QUEBEC ST
11,923 ADT (ESRI 2021)
- ⬆ I-25 NORTH OF ORCHARD RD
279,373 ADT (ESRI 2021)
- ⬇ GREENWOOD PLAZA BLVD SOUTH OF ORCHARD RD
12,935 ADT (ESRI 2021)

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