

RESTAURANT PADS FOR SALE OR LEASE

GREENWOOD RETAIL PLAZA

GREENWOOD VILLAGE, CO



FIDDLER'S GREEN

18,000 Person Outdoor Ampitheatre
Located next to the Greenwood Entertainment District

Phase II Redevelopment Project in the
GREENWOOD ENTERTAINMENT DISTRICT

KDC
Kelmore Development Corporation

SRS
Real Estate Partners

GREENWOOD RETAIL PLAZA

8141 E Arapahoe Rd | Greenwood Village, CO

ABOUT THE PLAZA

Greenwood Retail Plaza is a successful adaptive re-use project that has transformed existing buildings into a vibrant, walkable entertainment destination.

The district offers:

- Contemporary food & beverage concepts
- Indoor gaming attractions: bowling, cornhole, vintage arcade
- Live music and dynamic indoor/outdoor venues with Front Range views
- Interactive kid's indoor amusement park

Located next to Denver's legendary Fiddler's Green Amphitheatre (18,000 capacity) and Pindustry (35,000 SF), this site represents the final opportunity within the Greenwood Village Entertainment District.

Surrounded by the Denver Tech Center, Meridian Business Park, and Park Meadows Regional Retail, all just minutes away by car or light rail, this is truly a one-of-a-kind destination.

There's nothing else like it in Colorado!

Join These Retailers!

PINDUSTRY
GAMES • LANES
MUSIC



**Fiddler's
GREEN**
AMPHITHEATRE



THE
ROUGE
WINE BAR & PATIO

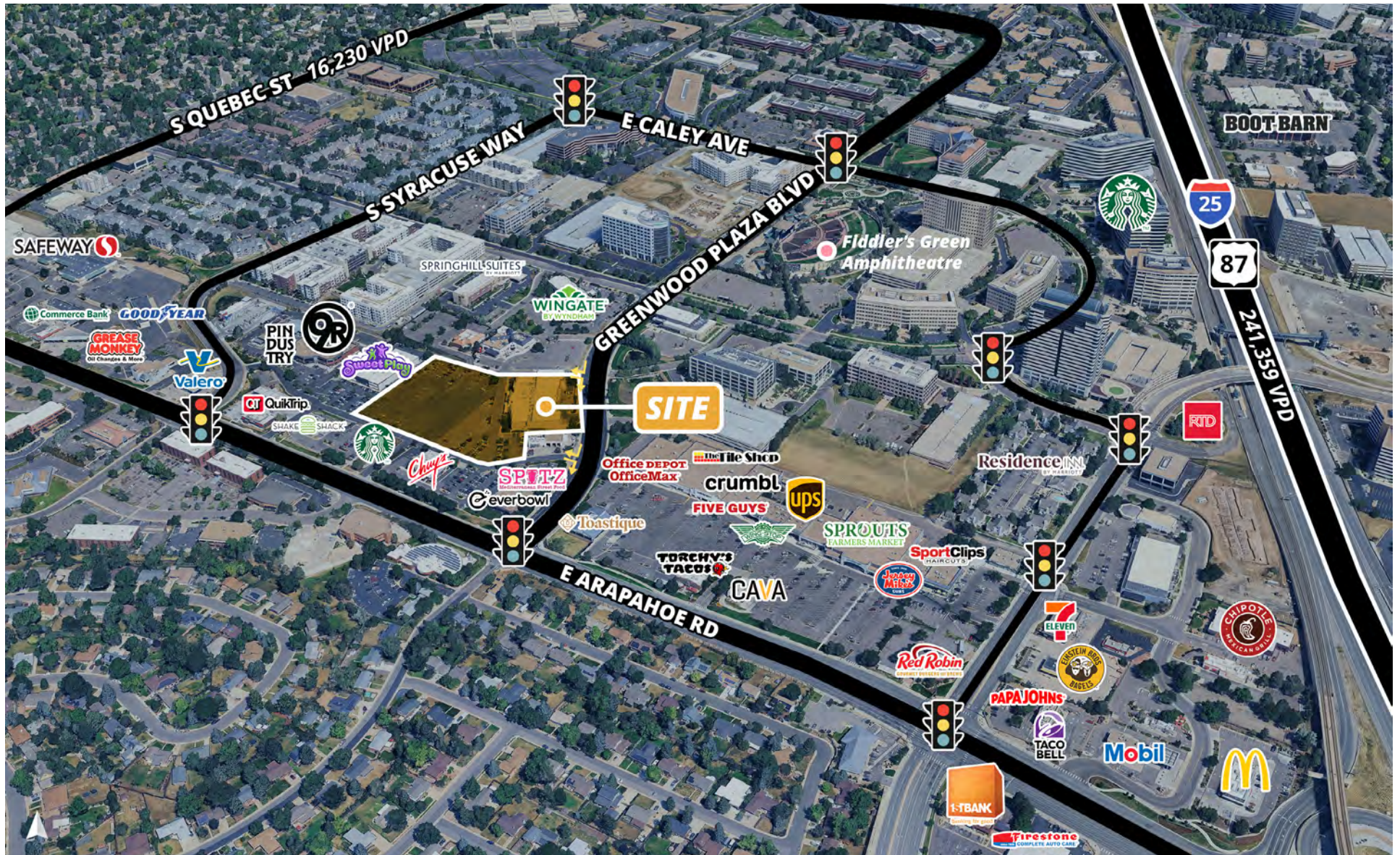
**SHAKE
SHACK** 



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THE SITE



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CONCEPTUAL SITE PLAN



- 1 8,000 SF
- 2 3,500 SF
- 3 2,730 SF
- 4 3,900 SF
- 5 6,000 SF

↔ Pedestrian Pathway

↔ Vehicular Access

*Site Plan is conceptual and subject to change

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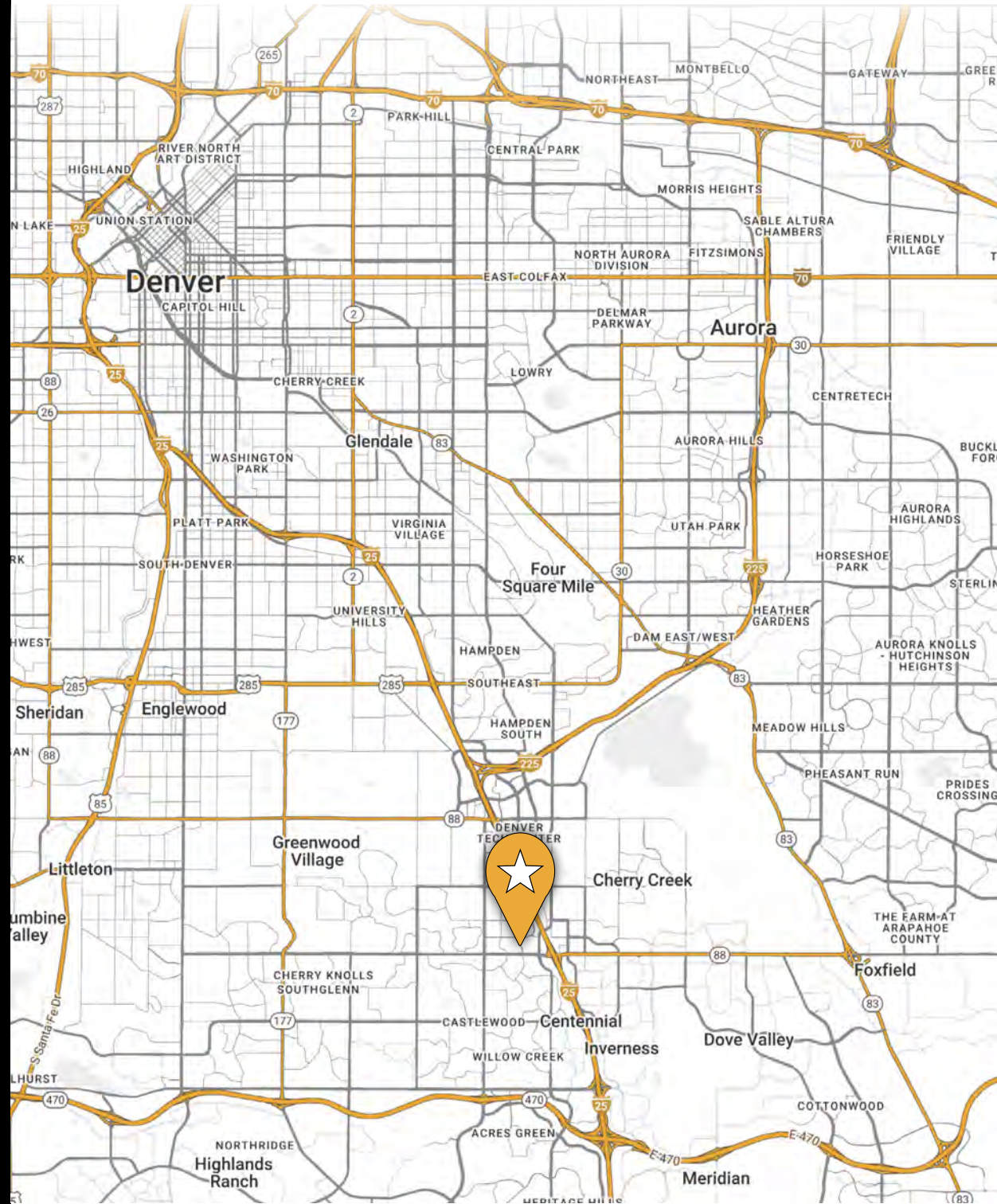
1 Mile

| | | | |
|-------------------|-------------------------------------|------------------------------|-----------------------------|
| 11,855 | 37,957 | \$168,658 | 4,992 |
| Population | Total Daytime Population | Average HH Income | Total Households |

| | | | |
|-------------------|-------------------------------------|------------------------------|-----------------------------|
| 91,597 | 203,460 | \$182,018 | 39,061 |
| Population | Total Daytime Population | Average HH Income | Total Households |

| | | | |
|-------------------|-------------------------------------|------------------------------|-----------------------------|
| 248,643 | 371,330 | \$166,652 | 104,306 |
| Population | Total Daytime Population | Average HH Income | Total Households |

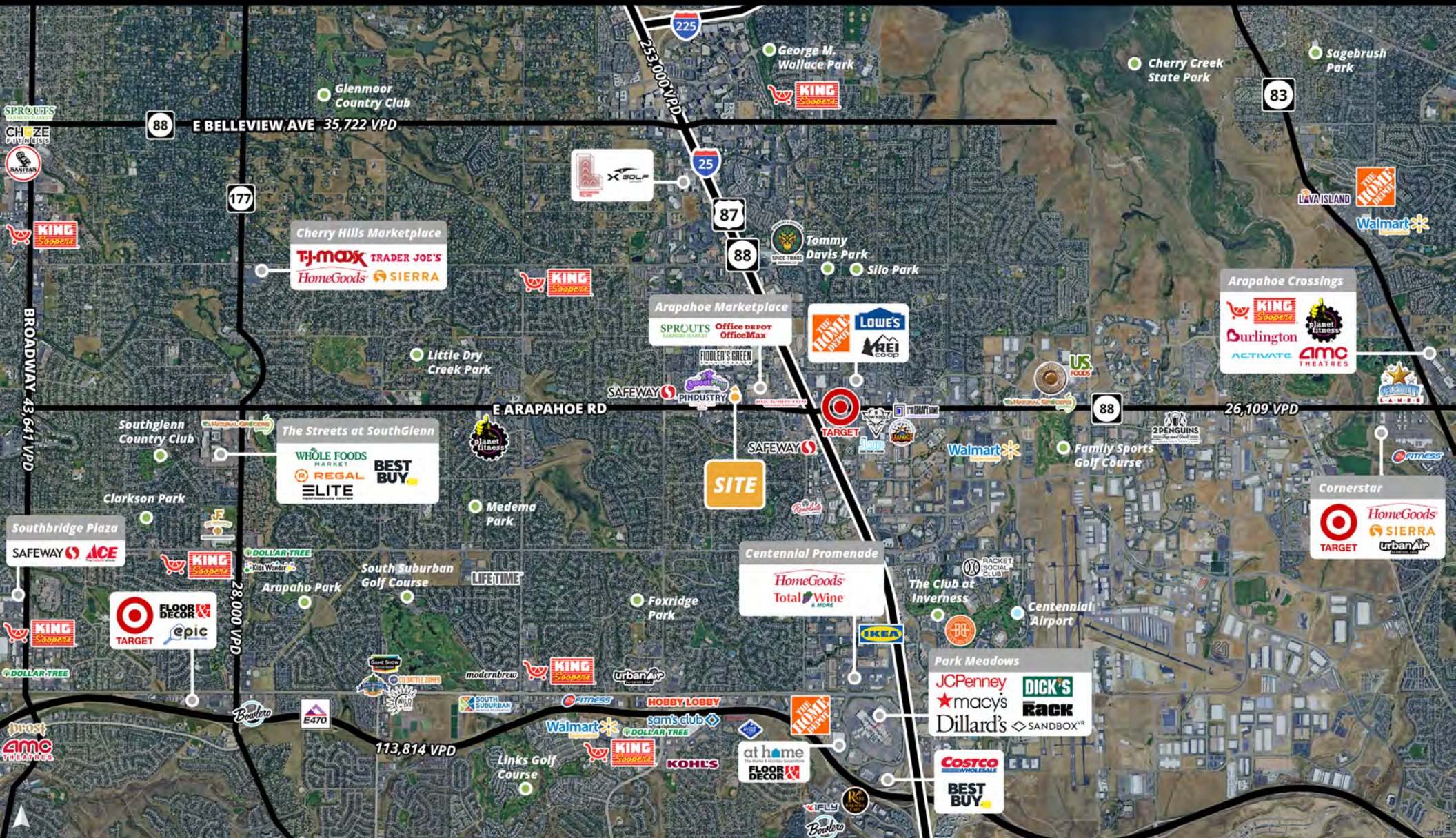
11/1/23 - 10/31/24 | Source: Placer.ai



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TRADE AERIAL | ANCHOR & ENTERTAINMENT RETAILERS



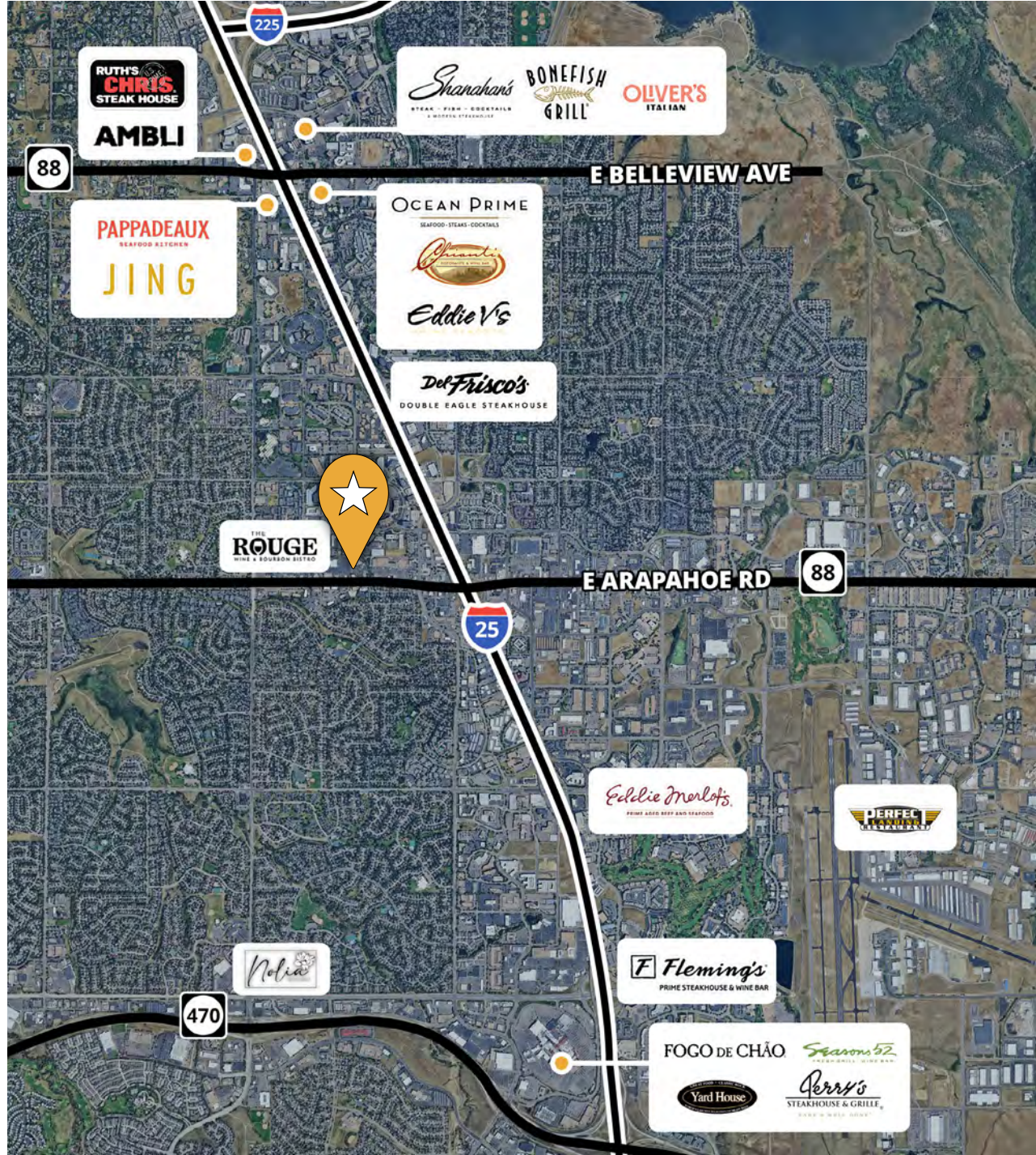
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A DESTINATION

Greenwood Village has established itself as a premier destination for retail and dining, with a strong track record of attracting high-performing businesses. Upscale restaurants and specialty retailers along Interstate 25 draw steady traffic from surrounding neighborhoods, making the area a preferred choice for celebrations.

Within Greenwood Retail Plaza, Rouge Wine Bar and Patio exemplifies this success. Its growth and consistent customer draw highlight the center's ability to deliver visibility, foot traffic, and long-term viability for tenants.



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SOUTH DENVER OFFICE & TECHNOLOGY CORRIDOR

The South Denver Office & Technology Corridor stretches along the I-25 corridor southeast of Denver and is nationally recognized as one of the country's premier business hubs. Its growth has been driven by the Denver Tech Center (DTC)—a 908-acre, high-tech “city within a city” known for its affluent business environment and exceptional quality of life. Today, DTC stands as one of Denver's strongest economic engines, home to more than 1,000 companies and a workforce exceeding 35,000.

Greenwood Retail Plaza is strategically positioned within this corridor, across the interstate from the Denver Tech Center.

20,000
BUSINESSES

3B TOTAL
ADDED
EARNINGS

240,000
EMPLOYEES

6 OF COLORADO'S
TEN FORTUNE 500
COMPANIES HAVE
THEIR HQS IN THE
DTC

47 Million
SF OF OFFICE SPACE



DENVER TECH CENTER

908 AC Office Park Development with
1,000+ Businesses

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Redeveloped By:

KDC

Kelmore Development Corporation

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