

9555 E. Arapahoe Rd. | Greenwood Village, CO 80112



ARAPAHOE CENTER

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SECOND FLOOR AVAILABLE

INDIA'S CASTLE

H&R BLOCK

NYC BAGEL

FLORAL

1,200 - 11,530 SF
FOR LEASE



KINSEY & COMPANY
COMMERCIAL REAL ESTATE

Jason F. Kinsey
Managing Principal
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Jason@KinseyCRE.com

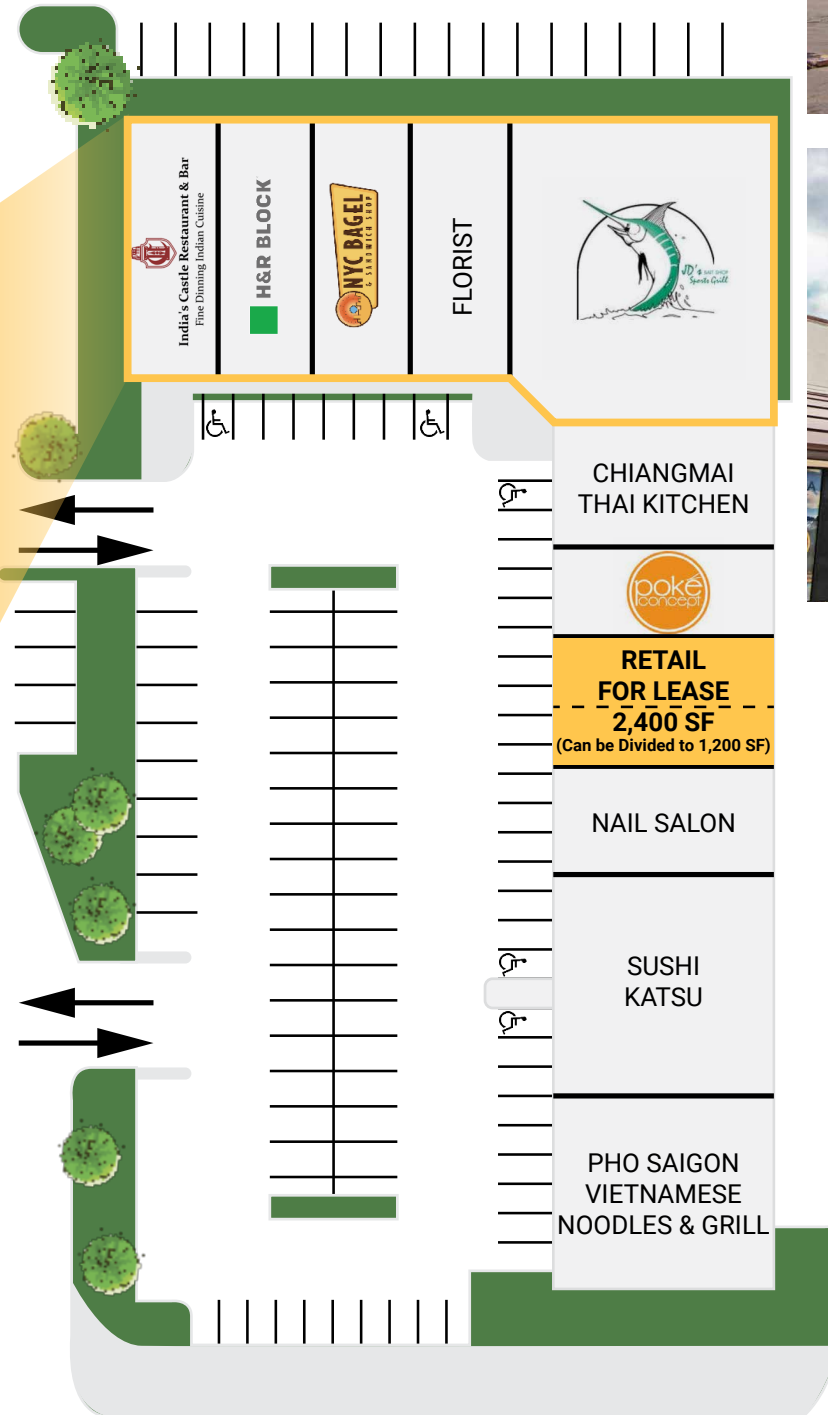
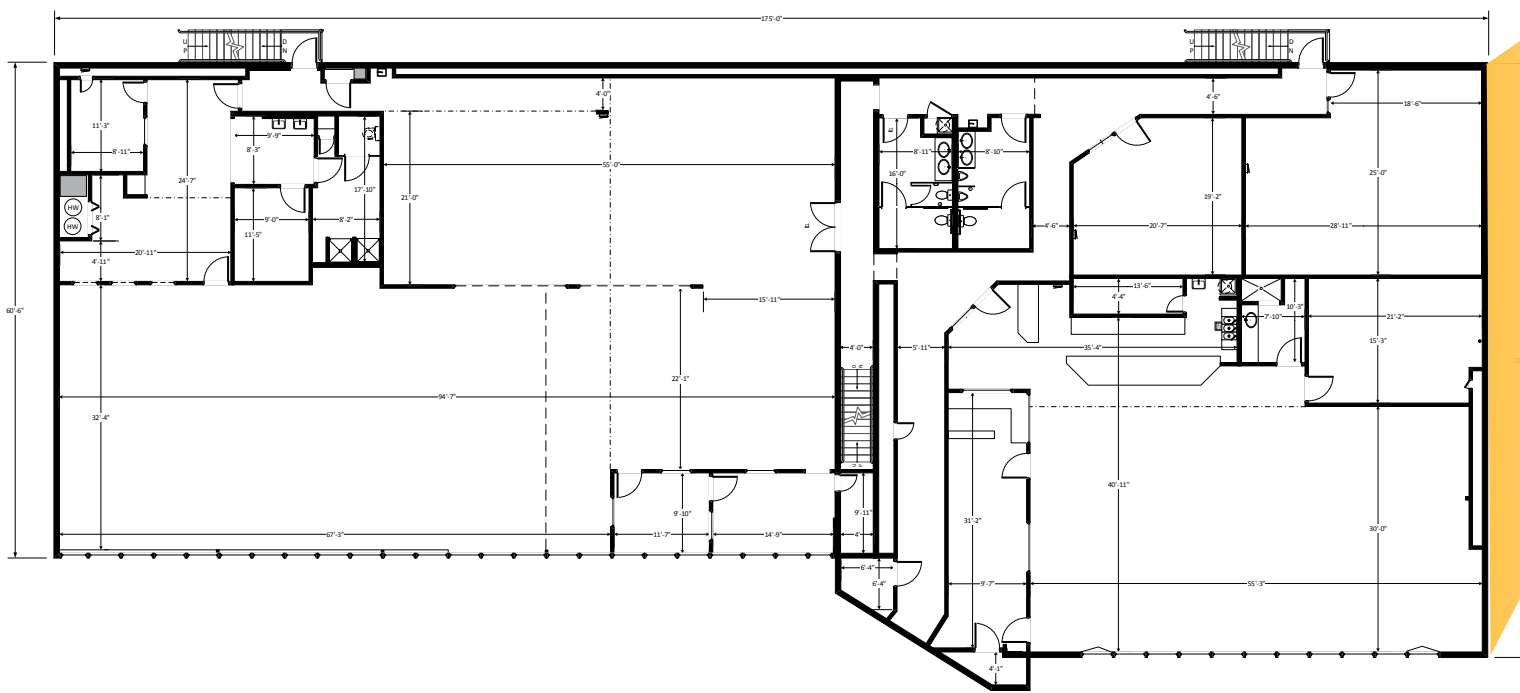
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SECOND FLOOR PLAN



E. ARAPAHOE ROAD - 64,709 VPD



Availability Information

Available: Retail or Second Floor Office
SF Available: 1,200 - 11,530 SF
Pricing: Contact Broker

Highlights

- Great exposure to E. Arapahoe Road and within close proximity to I-25
- Shared access with Home Depot, PGA Tour Superstore, Starbucks & Chick-Fil-A
- Second floor space with prominent building signage
- Landlord willing to demise the office and retail space depending on Tenants needs
- High daytime population around the shopping center

Traffic Counts

- E. Arapahoe Road: 64,709 VPD
2022 MPSI Estimates

Demographics

	1 Mile	3 Miles	5 Miles
Population	11,739	76,333	245,972
Average Household Income	\$133,049	\$142,661	\$130,687
Daytime Population	25,451	159,651	232,818

Source: CoStar

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