

THE SHOPS AT GREENWOOD VILLAGE

GREENWOOD VILLAGE, CO | 9600 EAST ARAPAHOE ROAD

BROAD STREET



New Ownership. New Look. New Vibe.

Affordable Office Suites Available Near Denver Technology Center

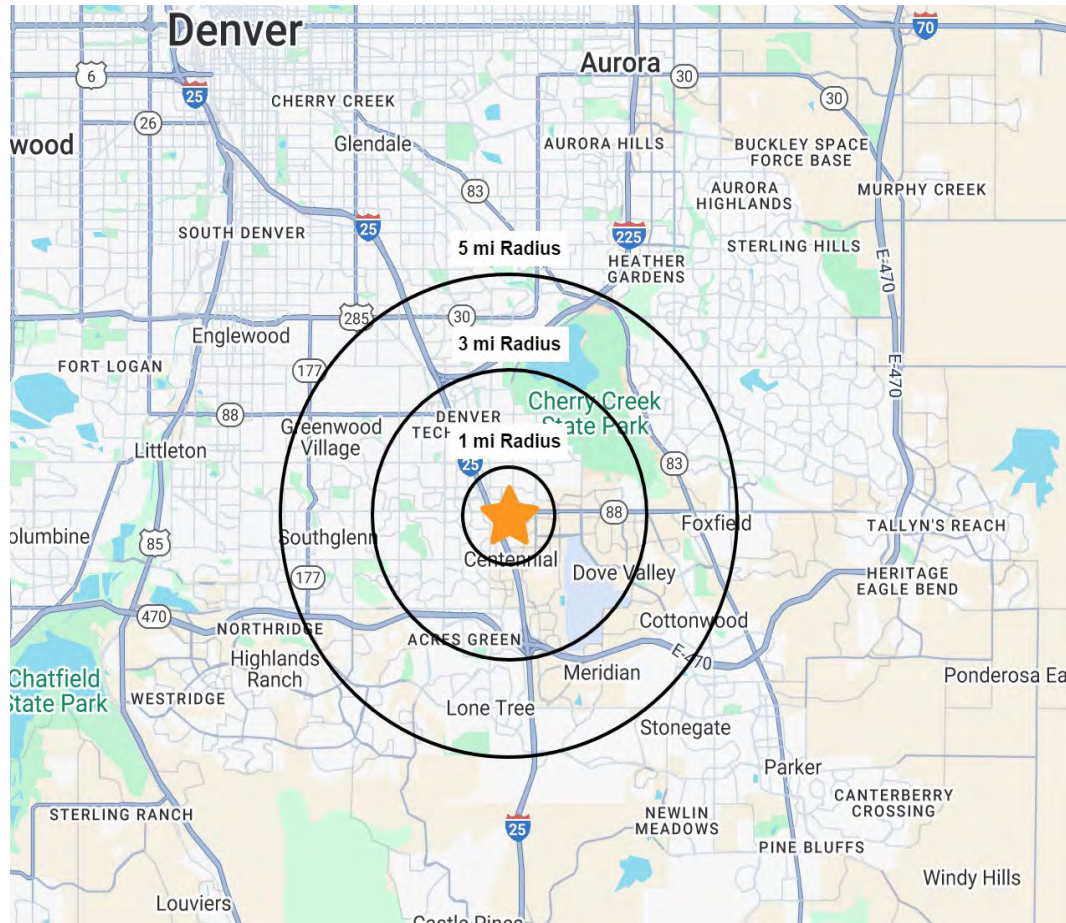
THE SHOPS AT GREENWOOD VILLAGE

GREENWOOD VILLAGE, CO | 9600 EAST ARAPAHOE RD.

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
2024 POPULATION	11,471	76,716	235,773
MEDIAN HOUSHOLD INCOME	\$93,767	\$112,760	\$102,115
AVERAGE HOUSEHOLD INCOME	\$124,790	\$141,994	\$130,915
MEDIAN AGE	38.2	39.7	39.5
DAYTIME EMPLOYEES	22,221	157,081	229,120
TOTAL CONSUMER SPENDING	\$185M	\$1.2B	\$3.8B
TRAFFIC COUNT	E Arapahoe Rd/S Clinton St W VPD: 61,866 S Dayton St/E Arapahoe Rd S VPD: 12,106		

DEMOGRAPHICS



THE SHOPS AT GREENWOOD VILLAGE

GREENWOOD VILLAGE, CO | 9600 EAST ARAPAHOE RD.

THE MARKET



Immense growth in recent years along with 1.9% projected growth within 3-mile radius through 2023.

Diverse mix of popular food and beverage tenants and \$1.3 billion spent within a 3-mile radius of the center.

Draws from a wide radius based on strong residential demographics & density of nearby office parks.

Newly improved center including recently updated modern color scheme on exterior.



uchealth



GALLERIA LIGHTING



BANK OF AMERICA



salons by



THE SHOPS AT GREENWOOD VILLAGE

GREENWOOD VILLAGE, CO | 9600 EAST ARAPAHOE RD.

MARKET AERIAL

THE SHOPS AT GREENWOOD VILLAGE

Logos for various businesses in the shopping center, including Bank of America, InVintions, Downhill, uchealth, The SB, United States Postal Service, Peak Kickboxing, and salons by jc.

DENVER TECHNOLOGY CENTER

Logo for Fidler's Green.

ISABELLA AT GREENWOOD VILLAGE 2 STORIES | 303 UNITS

ARAPAHOE AT VILLAGE CENTER LIGHT RAIL

BRIDGEWATER APARTMENTS 2 STORIES | 292 UNITS

Logo for IHOP.

Logo for La Quinta Inn & Suites.

Logo for Target.

Logos for Dunkin' Donuts, McDonald's, and Dunkin' Donuts.

Logo for La Quinta Inn & Suites.

Logo for Lowe's.

Logo for REI.

Logo for Courtyard by Marriott.

Logo for Topgolf.

Logos for Starbucks, Chick-fil & Cafe Rio, and Sushi Katsu.

Logos for Home Depot and P&G Superstore.

Logo for Embassy Suites Hotels.

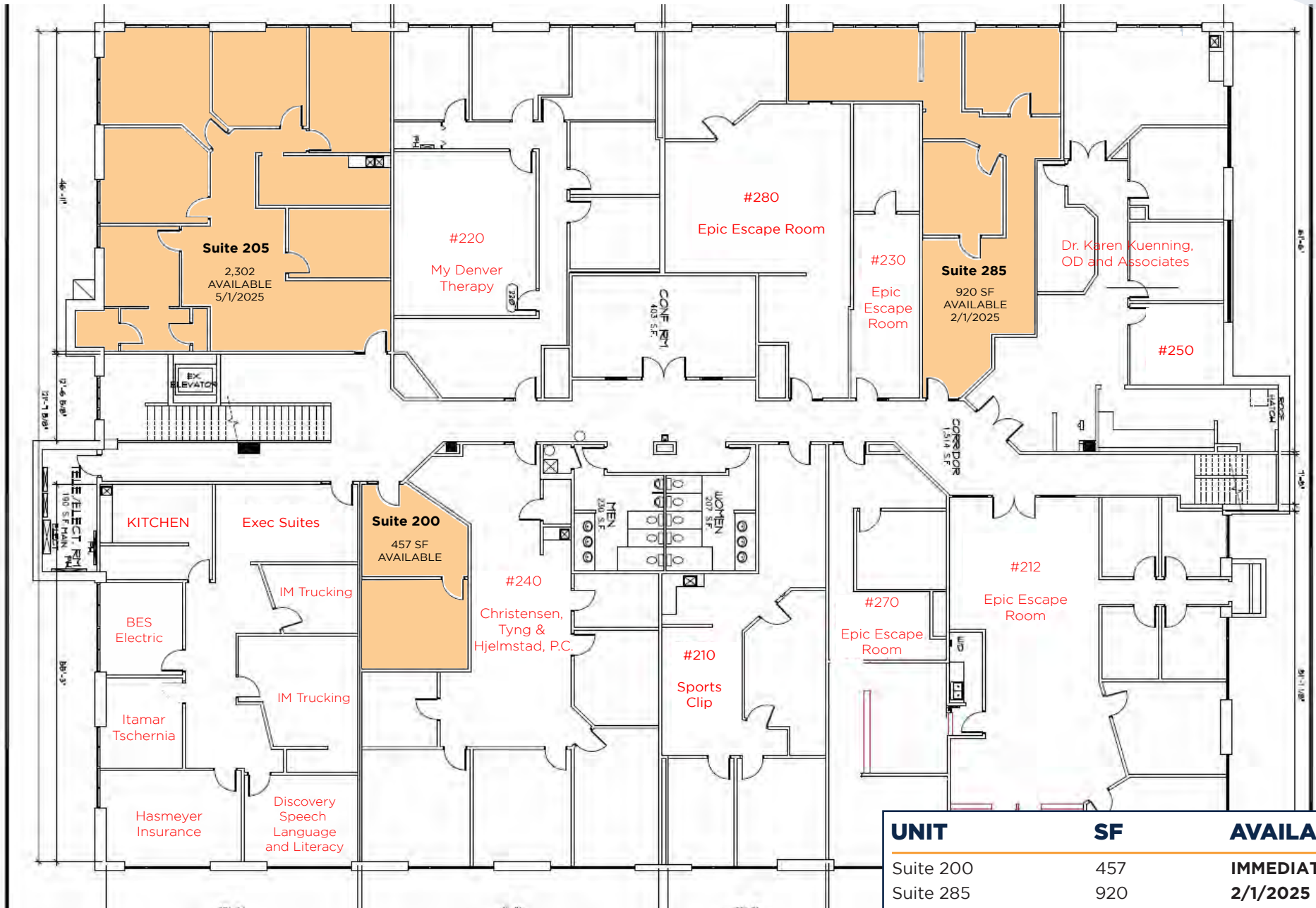
Logo for McDonald's.

Logo for Walmart.

THE SHOPS AT GREENWOOD VILLAGE

GREENWOOD VILLAGE, CO | 9600 EAST ARAPAHOE RD.

SITE PLAN



UNIT	SF	AVAILABLE
Suite 200	457	IMMEDIATELY
Suite 285	920	2/1/2025
Suite 205	2,302	5/1/2025

THE SHOPS AT GREENWOOD VILLAGE

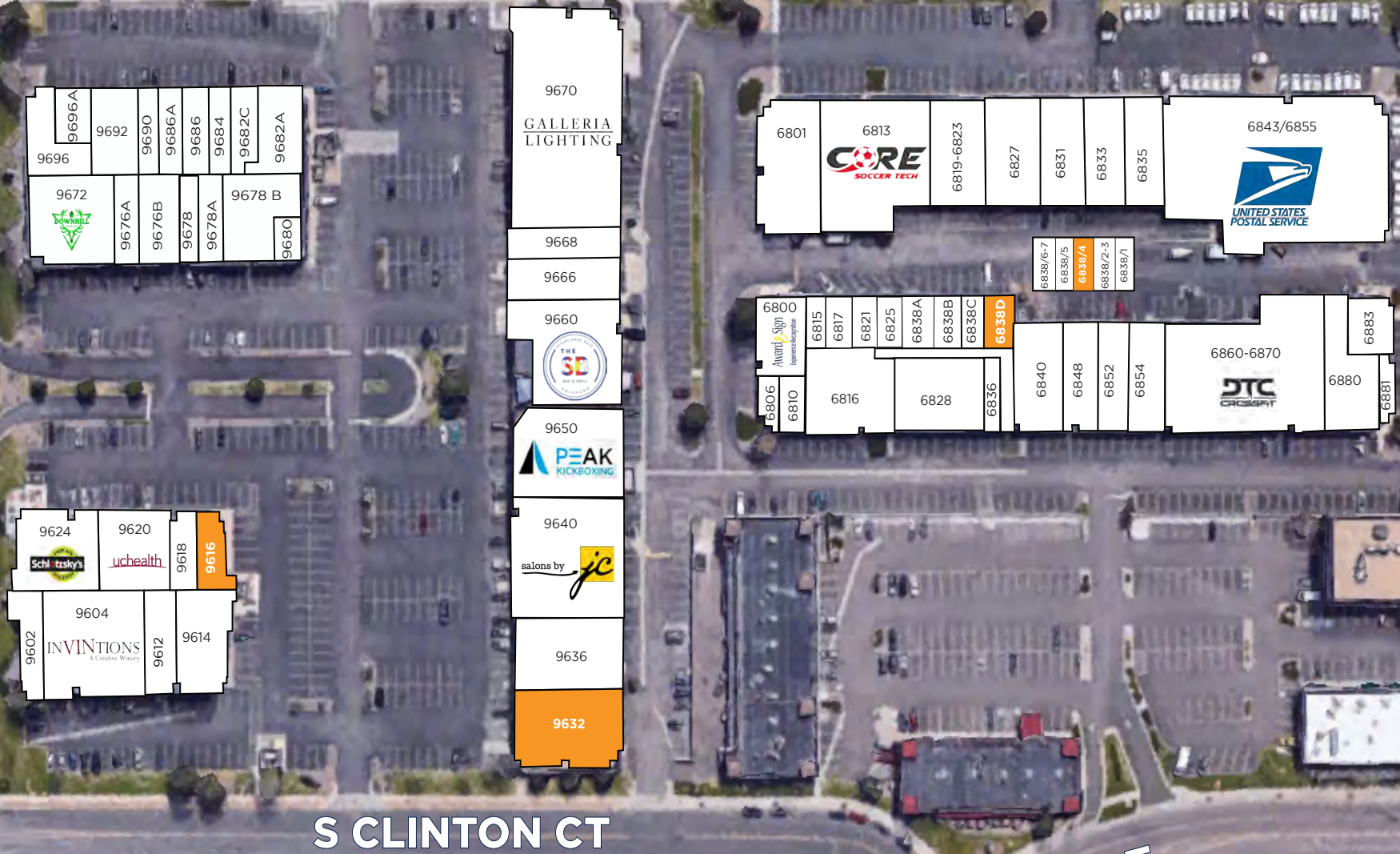
GREENWOOD VILLAGE, CO | 9600 EAST ARAPAHOE RD.

SITE PLAN

E ARAPAHOE RD

S DAYTON ST

E COSTILLA AVE



S CLINTON CT

S CLINTON ST

THE SHOPS AT GREENWOOD VILLAGE

GREENWOOD VILLAGE, CO | 9600 EAST ARAPAHOE ROAD



About Broad Street Realty

Broad Street Realty, Inc., is a vertically integrated and self-managed publicly owned real estate company that has grown their owned portfolio to 15 shopping centers and 2 Million square feet of retail in the Mid-Atlantic Region and the Denver Urban Corridor. The company has extensive experience in real estate development, property management, asset management, and both landlord and tenant representation. Broad Street Realty maintains offices in Washington DC, Maryland, Virginia and Colorado.



COLIN CLANCY

Vice President

P: 720.352.5334

cclancy@broadstreetrealty.com

Broad Street Realty, Inc.

1391 Speer Blvd, Suite 405 | Denver, CO 80204

303.825.1735

www.broadstreetrealty.com

Virginia | Washington, DC | Maryland | Colorado