

7860

E BERRY PL

GREENWOOD VILLAGE, CO 80111

LEASE RATE

\$15.00 – 18.00 SF/YR (FULL SERVICE)



NEARBY AMENITIES

WALKING DISTANCE TO LANDMARK AND LIGHT RAIL



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 **UNIQUE**
PROPERTIES

TCN
REAL ESTATE SERVICES

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Unique Properties, Inc

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PROPERTY HIGHLIGHTS

Address	7860 E Berry Pl Greenwood Village, CO 80111
Property Type	Office
Building Size	14,268 SF
Available Sq. Ft.:	4,517 SF
Year Built:	1980
Suite 110:	1,443 SF \$1,804/mo
Suite 140:	1,174 SF \$1,565/mo
Suite 150:	1,900 SF \$2,850/mo
Parking:	48 Spaces 3.36 per 1,000 SF



- Excellent visibility and accessibility
- Close proximity to a plethora of shopping and dining options
- Adjacent to the Orchard Light Rail Station
- Ample parking for tenants | 48 Spaces
- Abundant natural light for a welcoming environment
- Ideal setting for startups, growing companies, and established corporations
- Convenient location with seamless access to major thoroughfares
- Provides a productive and professional work environment



VILLAGE GREEN PARK



WALLACE PARK



CHERRY CREEK HIGH SCHOOL

URBAN EGG
LOS *Chungones* MX, CO
TAP BURGER
YAMPA SANDWICH CO
LE FRENCH
RUTH'S CHRIS STEAK HOUSE

BLACK ⚡ ROCK COFFEE BAR™
Ocho & Mexican Cuisine
POTBELLY SANDWICH WORKS
TERIYAKI MADNESS

Shanahan's STEAK · FISH · COCKTAILS & MODERN STEAKHOUSE
Snooze AN A.M. EATERY

THE ORIGINAL PANCAKE HOUSE
OCEAN PRIME SEAFOOD · STEAKS · COCKTAILS
BIRD bakery
Starbucks
CHIPOTLE MEXICAN GRILL
BRYAN'S DUMPLING HOUSE
enso
Dokeworks

Comedy Works Entertainment
Ted's MONTANA GRILL
Bad Daddy's BURGER BAR
hapa
PIZZA ★ REPUBLIC
Slattery's PUB & GRILL
JING YANNI'S DENVER'S BEST GREEK CUISINE



SITE



E BELLEVIEW AVE

E BELLEVIEW AVE

E PRENTICE AVE

S. ULSTER STREET

DTC BLVD

YOSEMITE STREET



8 MINUTE WALK FROM 7860 E. BERRY

Comedy Works Entertainment

Ted's MONTANA GRILL

Bad Daddy's BURGER BAR

hapa

PIZZA REPUBLIC

Slattery's PUB & GRILL

JING YANNI'S DENVER'S BEST GREEK CUISINE

Lucy restaurant

MONK MONGOOSE

lila B

X GOLF

LANDMARK THEATRES

INTERSTATE 25

SITE



INTERSTATE
25



ORCHARD STATION:
5 MIN WALK

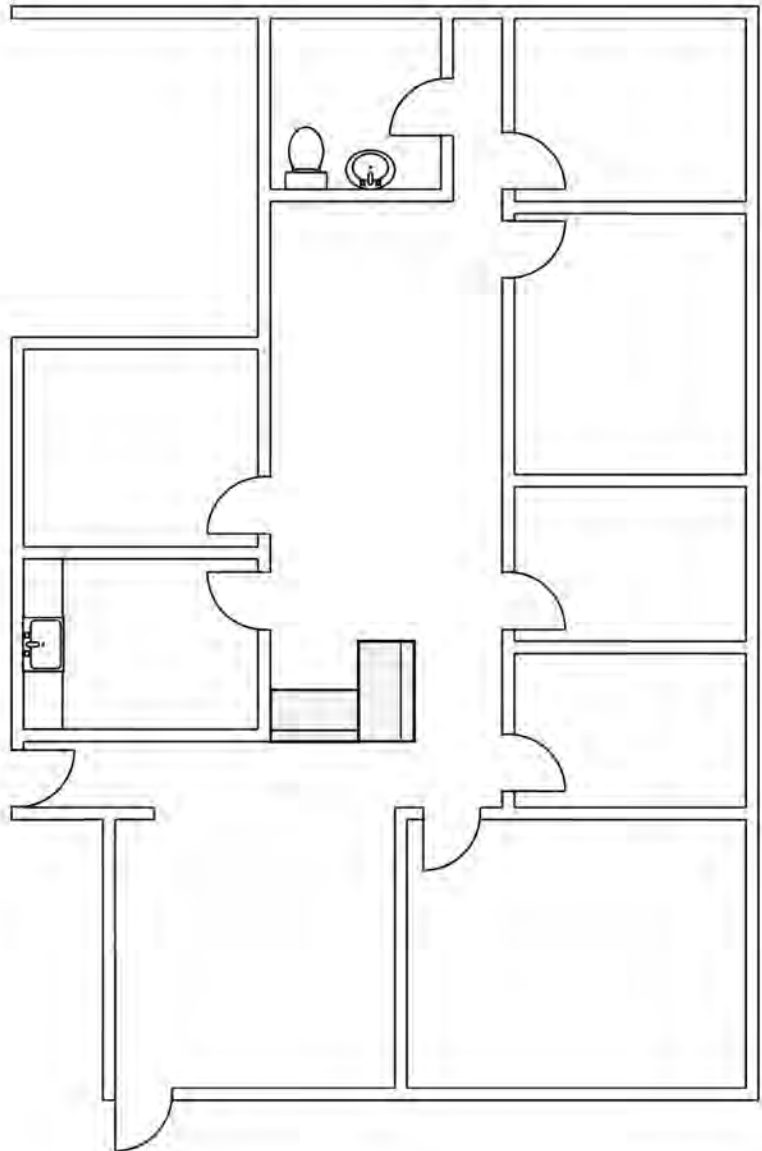


SITE

SUITE 150

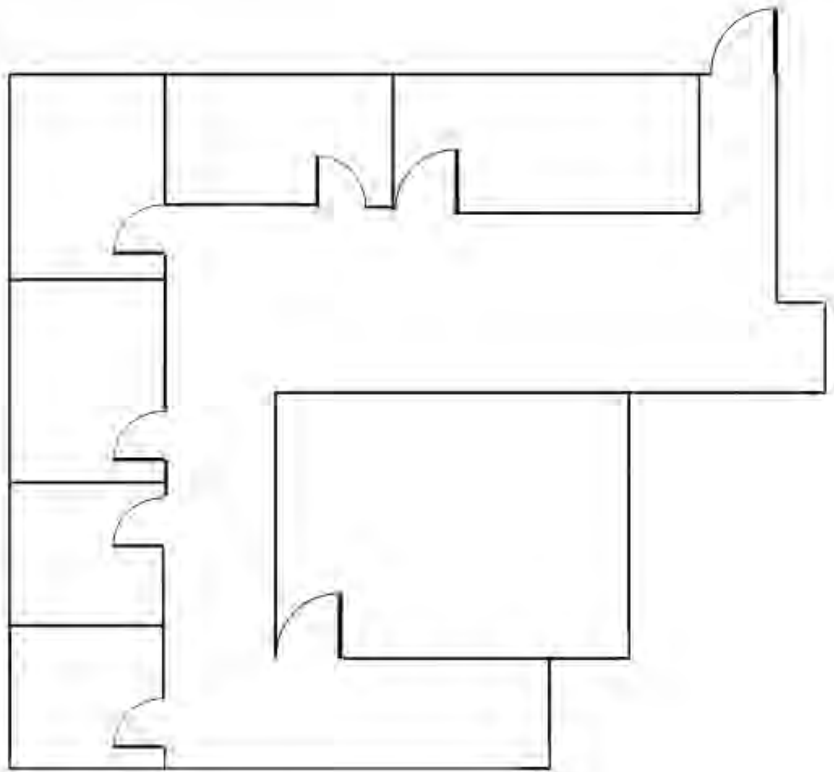


SUITE 150 FLOORPLAN

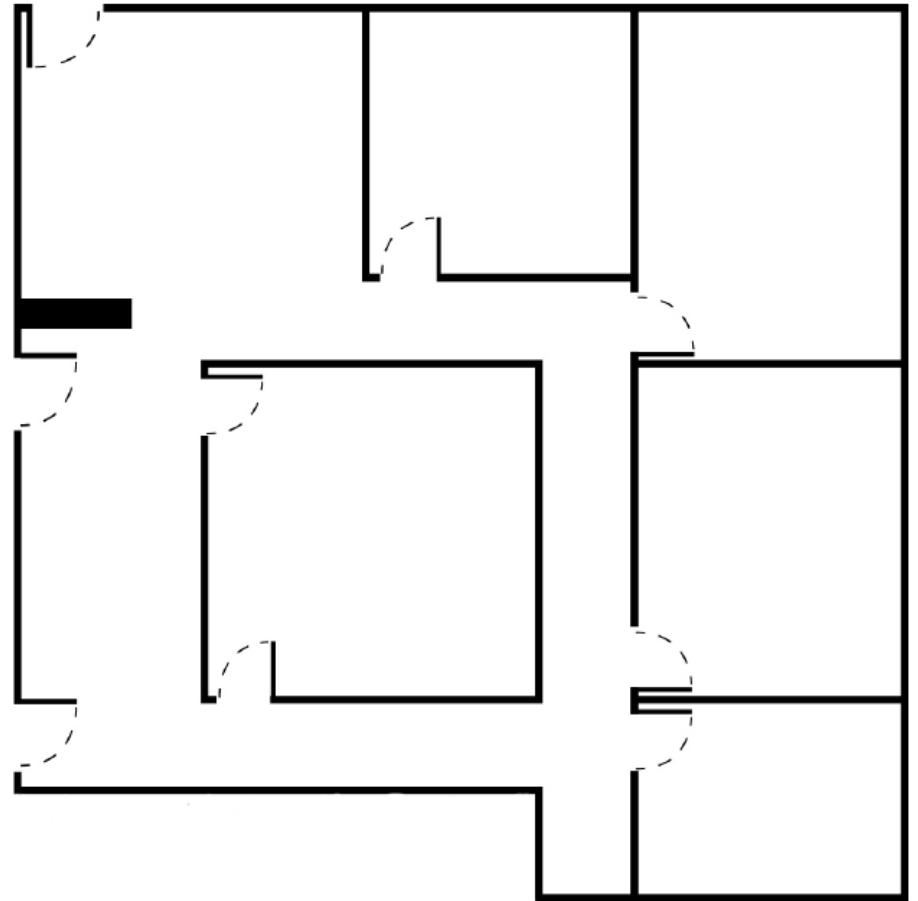


Suite 110 - 1,900 SF - \$2,850/mo

ADDITIONAL SPACES



Suite 110 - 1,443 SF - \$1,804/mo



Suite 140 - 1,174 SF - \$1,565/mo

DEMOGRAPHICS

Radius	1 Mile	2 Mile	3 Mile	Radius	1 Mile	2 Mile	3 Mile
Population:				2024 Households by Household Inc:			
2029 Projection	10,351	49,026	95,059	<\$25,000	686	2,069	4,044
2024 Estimate	10,288	48,805	94,998	\$25,000 - \$50,000	570	2,711	5,372
2020 Census	10,300	49,256	97,847	\$50,000 - \$75,000	763	3,394	6,514
Growth 2024-2029	0.61%	0.45%	0.06%	\$75,000 - \$100,000	746	2,631	4,893
Growth 2020-2024	-0.12%	-0.92%	-2.91%	\$100,000 - \$125,000	435	2,193	4,080
Median Age	38.10	39.50	40.10	\$125,000 - \$150,000	507	2,024	3,738
Average Age	40.10	40.70	40.90	\$150,000 - \$200,000	584	2,407	4,759
				\$200,000+	883	4,546	8,478
2024 Population by Race:				2024 Population by Education			
White	7,443	36,600	71,064	Some High School, No Diploma	60	515	1,195
Black	392	1,824	4,028	High School Grad (Incl Equivalency)	777	3,620	7,257
Am. Indian & Alaskan	45	239	454	Some College, No Degree	1,186	6,946	14,841
Asian	1,257	4,108	7,227	Associate Degree	473	2,079	3,976
Hawaiian & Pacific Island	10	35	72	Bachelor Degree	3,623	15,025	28,276
Hispanic Origin	10,288	48,805	94,998	Advanced Degree	2,234	9,881	18,167
Other	1,141	5,999	12,152	2024 Population by Occupation			
U.S. Armed Forces:				Real Estate & Finance	958	4,129	7,187
	9	77	131	Professional & Management	5,273	23,337	43,698
Households:				Public Administration	273	1,049	2,097
2029 Projection	5,207	22,137	41,983	Education & Health	1,050	5,611	10,821
2024 Estimate	5,174	21,977	41,879	Services	470	2,498	4,949
2020 Census	5,183	21,946	42,881	Information	348	1,428	2,645
Growth 2024-2029	0.64%	0.73%	0.25%	Sales	1,316	5,614	11,352
Growth 2020-2024	-0.17%	0.14%	-2.34%	Transportation	362	1,156	2,184
Owner Occupied	1,654	10,674	22,882	Retail	479	2,354	4,569
Renter Occupied	3,519	11,303	18,997	Wholesale	214	744	1,451
2024 Avg Household Income				Manufacturing	277	1,728	2,970
	\$123,697	\$133,192	\$131,962	Production	220	1,729	3,641
2024 Med Household Income				Construction	186	856	1,639
	\$94,034	\$102,080	\$100,711	Utilities	118	1,115	2,308
				Agriculture & Mining	72	316	582
				Farming, Fishing, Forestry	18	79	96
				Other Services	207	1,043	2,394



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