

TRADER JOE'S



**Cherry Hills**  
MARKETPLACE

Leasing Managed By:

**CBRE**

**Jon Weisiger**

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FOR MORE INFORMATION:

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**CBRE**



1<sup>st</sup>  
to Market  
TENANTS



High Quality  
BOUTIQUE  
RETAIL

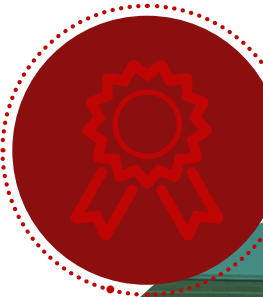


Best of Local  
RESTAURANTS

# Cherry Hills MARKETPLACE

FEATURES THE

## Best of Class LOCAL & NATIONAL TENANTS



FEATURING SEVERAL 1ST TO MARKET TENANTS  
INTO METRO DENVER AREA



HIGH QUALITY  
BOUTIQUES & RETAIL



BEST OF LOCAL  
RESTAURANTS



# Demographics & TRAFFIC COUNTS



Cherry Hills is located in the heart of the affluent Cherry Hills / Greenwood Village area.

With strong demographics and traffic flow, this center is a perfect opportunity for retailers looking to enter the densely populated, high-income trade area.

	3 MILES	5 MILES
2023 Population	96,689	297,376
Households	39,942	128,826
Avg. Household Income	\$117,358	\$110,397
Daytime Population	80,909	372,240



UNIVERSITY BLVD  
34,000 VPD

[CDOT]

ORCHARD RD  
10,313 VPD

[CITY OF GREENWOOD VILLAGE]



**Cherry Hills**  
MARKETPLACE

# Trade Area

AERIAL



**T.J. Maxx**  
**HomeGoods**



# Site PLAN

5901 S. UNIVERSITY BOULEVARD		
A-1	European Nails	1,107 SF
A-2	By The Bucket	1,138 SF
A-3	Hearing Life	1,353 SF
A-4	Finley's Barbershop	1,333 SF
A-5	uBreakiFix	1,000 SF
A-6	Kumon	1,236 SF
A-7	Chez Jose	1,825 SF
A-8	Big Frog Custom T-Shirts	1,250 SF
A-10	The Yogurt Shop	1,218 SF
A-12	Great Harvest Bread Co.	1,600 SF
A-14	Swoozie's	2,827 SF
A-15	Sierra Trading Post	37,145 SF
A-17	Ace Hardware	14,046 SF
A-18	Sally Beauty Supply	1,500 SF
A-20	TJ Maxx/Homegoods	49,434 SF
B-1	Menya Sushi	2,480 SF
B-2	Foot Solutionsi	1,760SF
B-3	Veterinary Clinic	4,160 SF
C-1	AVAILABLE	2,515 SF
C-4	Edward D Jones	912 SF
C-6	Steadman Aesthetics	767 SF
C-7	Original Glass Works	1,057 SF
C-11	Denver Diamond Source	550 SF
C-12	Be	1,980 SF
C-14	Rebel	1,750 SF
C-16	The Bundt Shoppe	1,665 SF
C-18	The UPS Store	1,400 SF
D-1	Razle Toys	2,655 SF
D-3	Starbucks Coffee	1,345 SF
D-4	The Eyewear Collection	2,000 SF
E-1	Trader Joe's	13,735 SF
E-2	AVAILABLE	4,502 SF
E-3	Lulu's Furniture	4,246 SF
E-5	Colorado State Bank	2,617 SF
E-4	Tailoring by Olga	508 SF

2500 E. ORCHARD ROAD		
2500A	Masten Framing & Gifts	1,705 SF
2500B	Nekter Juice Bar	1,300 SF
2500C	Chook	2,660 SF
2500D	Goose & the Goat	1,412 SF
2500E	Sazza	1,630 SF



5900 S. UNIVERSITY BOULEVARD		
5900A	Cili Salon & Spa	2,565 SF
5900C-1	Xfinity	1,798 SF
5900C-2	Trippel Dentist	2,374 SF
5900C-3	Anthony Vince Nail Spa	6,039 SF
5900C-5	AT&T	3,060 SF
5900C-6	AVAILABLE	3,055 SF
5900D	Original Pancake House	5,263 SF

Conceptual Site Plan - Not to Scale



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