



For Lease

7939 E Arapahoe Rd
Greenwood Village, CO

Property Specifications

SPACE AVAILABLE

1,606 SF

FLOOR

Second

RATE

\$15.00/SF

NNN

\$14.90/SF

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Image is for illustrative purposes only and does not depict the actual space.



About the Property

- Turn-key med spa opportunity in affluent Greenwood Village
- Strategically located adjacent to Denver Tech Center, serving ±240,000 employees
- Four dedicated treatment rooms
- One consultation room
- Convenient laundry/break room
- Abundant natural light in treatment rooms
- Secure key code access

Demographics

	1 Mile	3 Miles	5 Miles
Population	11,843	94,699	248,279
Daytime Population	30,108	192,151	363,237
Avg. Household Income	\$168,059	\$176,937	\$165,936
Estimated Households	4,880	40,422	104,351

Year: 2025 | Source: esri

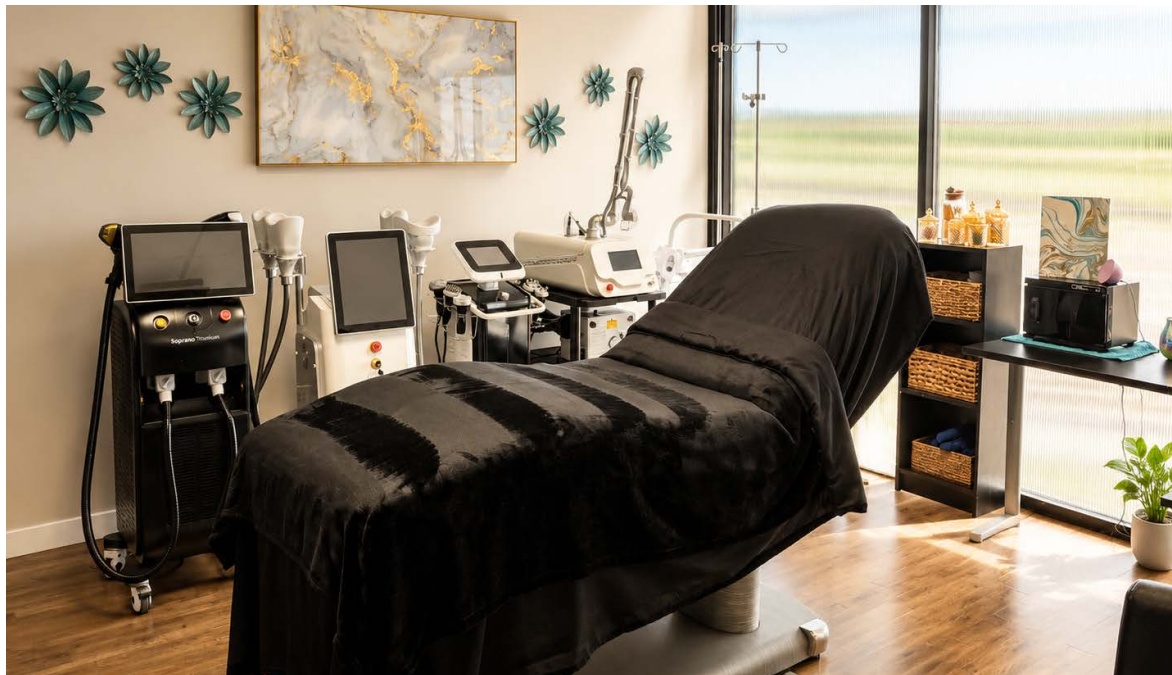
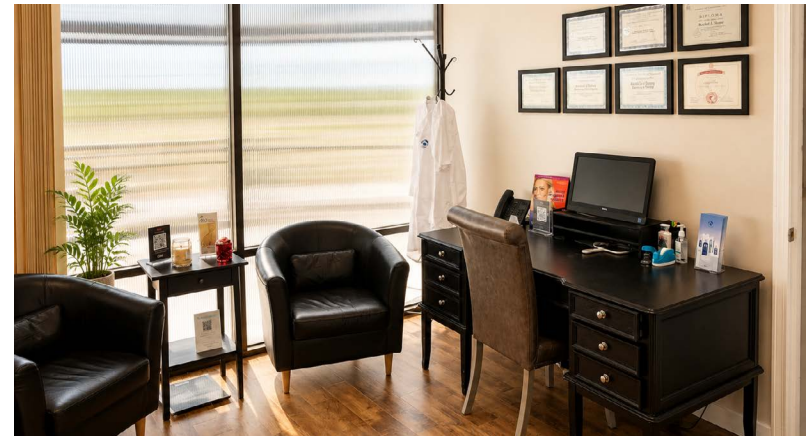
Join These Retailers

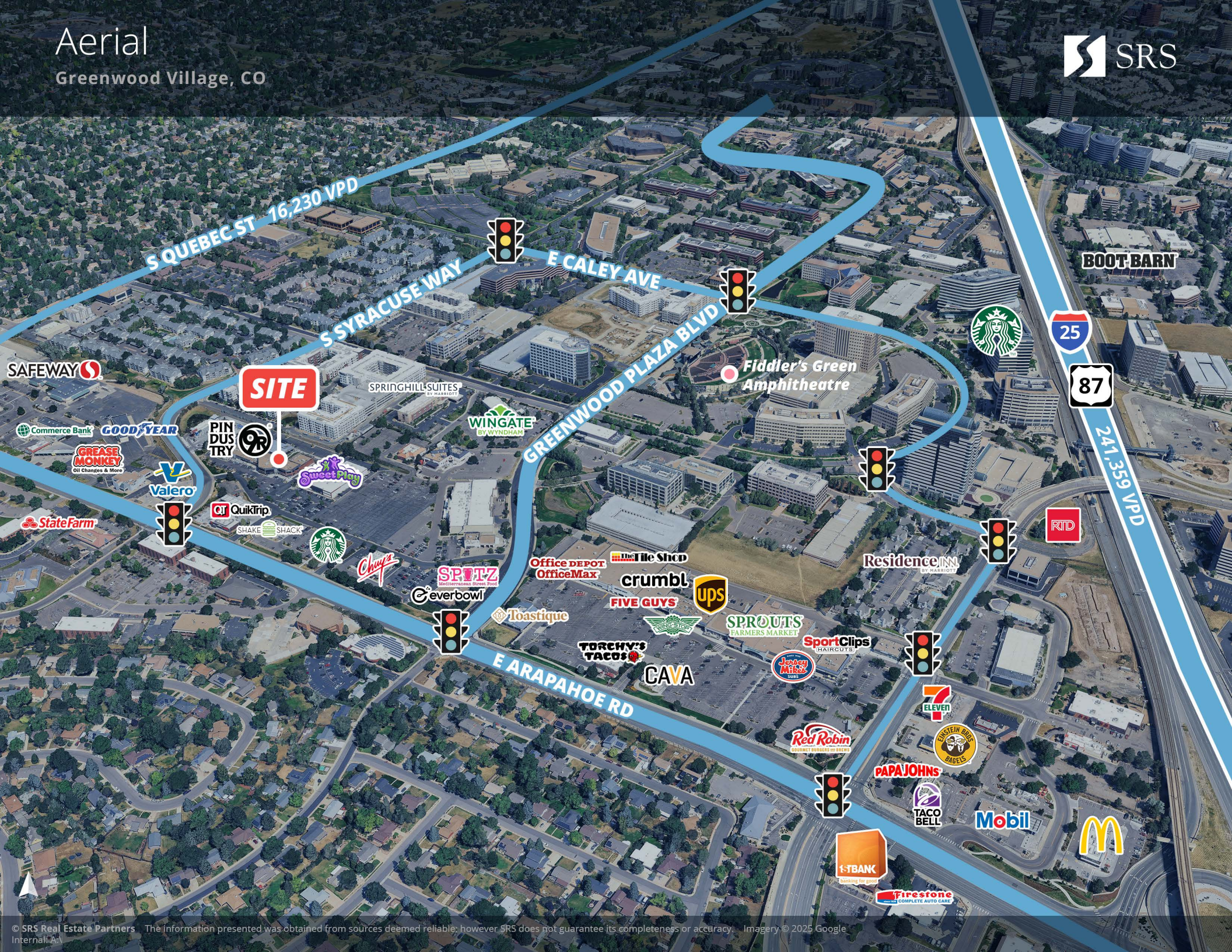
THE
ROUGE
WINE BAR & PATIO



PINDUSTRY
GAMES LANES MUSIC

SRS REAL ESTATE PARTNERS





S QUEBEC ST 16,230 VPD

S SYRACUSE WAY

E CALEY AVE

GREENWOOD PLAZA BLVD

E ARAPAHOE RD

BOOT BARN

25

87

241,359 VPD

SITE

Fiddler's Green Amphitheatre

SPRINGHILL SUITES
BY HARRISOT

WINGATE
BY WYNDHAM

PIN
DUS
TRY

Valero

QuikTrip

SHAKE
SHACK

Sweet Play

SPITZ
Mediterranean Street Food

everbowl

Office DEPOT
OfficeMax

crumbl

FIVE GUYS

ups

Toastique

TORCHY'S
TACOS

CAVA

SPROUTS
FARMERS MARKET

SportClips
HAIRCUTS

JORDAN
MISK
SUBS

Red Robin
COURTESY BURGERS & BEERS

PAPA JOHN'S

TACO BELL

Mobil

McDonald's

1STBANK
Banking for good

Firestone
COMPLETE AUTO CARE

RID

Residence Inn
BY HARRISOT

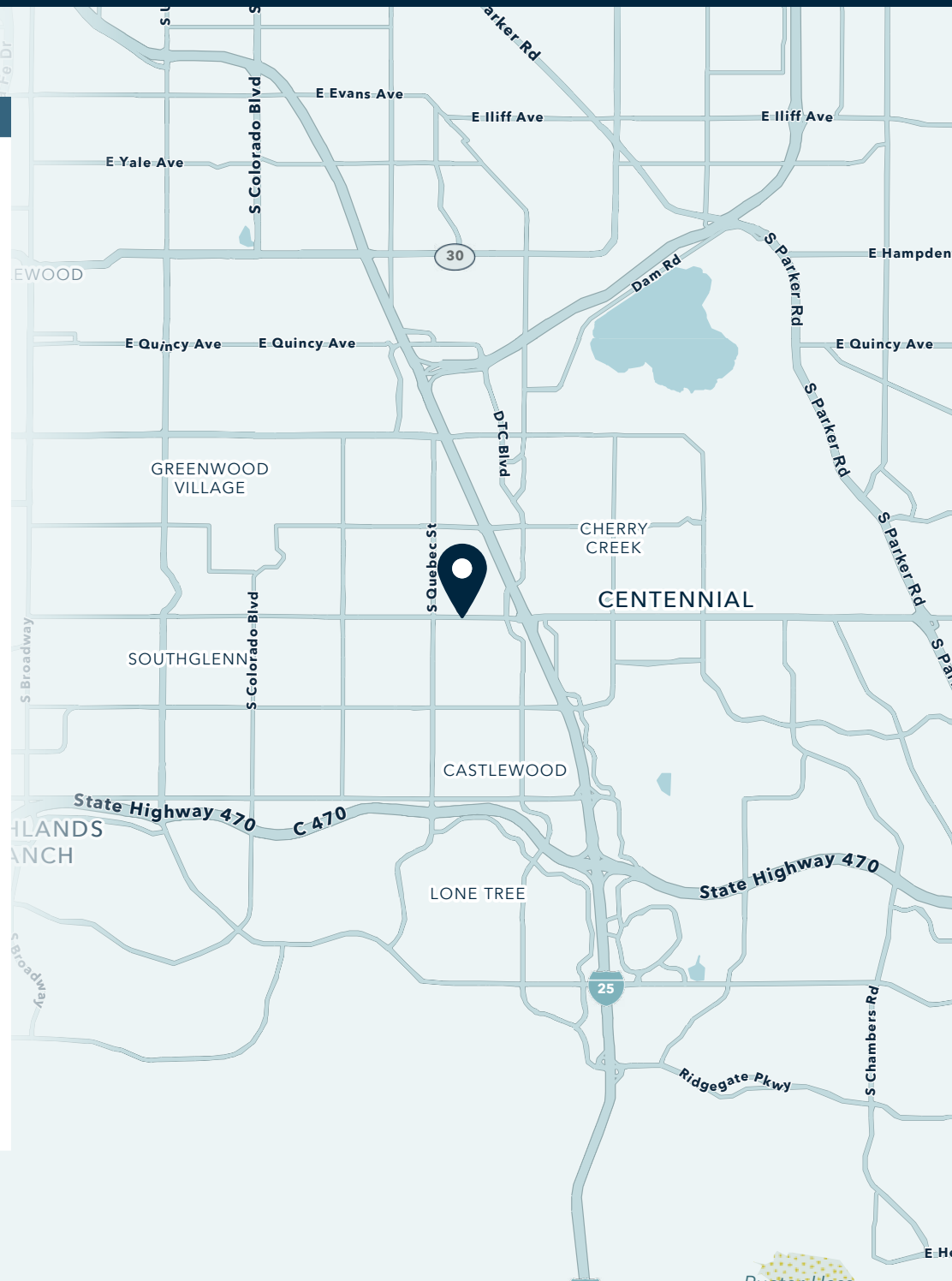
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ELEVEN

ENSTEIN BROS
BAKERY



Area Snapshot

Population	1 MILE	3 MILES	5 MILES
2025 Estimated Population	11,843	94,699	248,279
2030 Projected Population	13,302	98,215	254,704
Proj. Annual Growth 2025 to 2030	2.35%	0.73%	0.51%
Daytime Population			
2025 Daytime Population	30,108	192,151	363,237
Workers	25,124	152,127	253,992
Residents	4,984	40,024	109,245
Income			
2025 Est. Average Household Income	\$168,059	\$176,937	\$165,936
2025 Est. Median Household Income	\$128,491	\$128,026	\$117,636
Households & Growth			
2025 Estimated Households	4,880	40,422	104,351
2030 Estimated Households	5,737	42,541	107,996
Proj. Annual Growth 2025 to 2030	3.29%	1.03%	0.69%
Race & Ethnicity			
2025 Est. White	75%	76%	73%
2025 Est. Black or African American	2%	3%	4%
2025 Est. Asian or Pacific Islander	11%	9%	9%
2025 Est. American Indian or Native Alaskan	0%	0%	1%
2025 Est. Other Races	12%	12%	14%
2025 Est. Hispanic (Any Race)	10%	9%	12%



Want more? Contact us for a complete demographic, foot-traffic, and mobile data insights report.



SRS REAL ESTATE PARTNERS

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