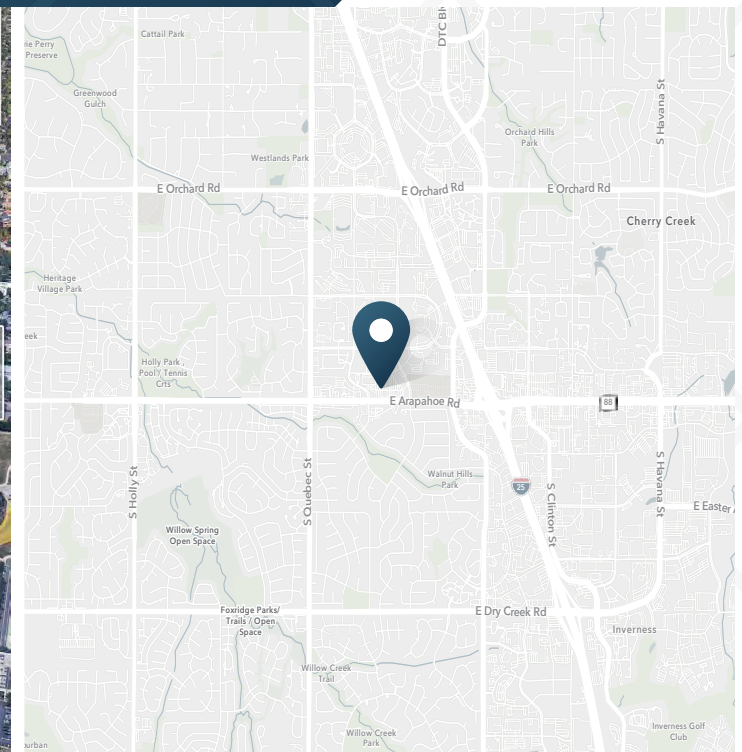


# Prominent Junior Anchor Space

7969 E Arapahoe Rd | Greenwood Village, CO 80112



## AVAILABLE

13,744 SF

## LAND

2.05 Acres

## RENT

\$20.00/SF

## NNN

\$9.62/SF

## FRONTAGE

423' on Arapahoe Rd  
(with 2 curb cuts)

## PARKING

109+ Deeded Parking  
495+ Cross Parking

## ABOUT THE PROPERTY

- Rare junior box opportunity in Greenwood Village
- Commercial zoning with entertainment district overlay
- 0.7 miles west of I-25; easily accessed by I-25 & light rail
- Highly educated area with above average incomes
- Bookended with traffic signals
- New roof, HVAC 2021

## ENTERTAINMENT OVERLAY

- Located in Greenwood Villages planned multi-faceted entertainment district and restaurant venue
- The vision is to create a walkable urban office and residential core in the greater south Denver metro area
- Complimented by adjacent entertainment based development and recently renovated movie theater
- Adjacent to Fiddler Green Amphitheater that seats 18,000 people

## DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Population	11,985	92,867	245,252
Daytime Population	35,446	203,061	368,723
Avg. Household Income	\$172,959	\$182,353	\$168,212
Estimated Households	4,940	39,528	102,568

Year: 2024 | Source: Esri

## TRAFFIC COUNTS

E Arapahoe Rd	47,914 VPD
Greenwood Plaza Blvd	12,245 VPD

Year: 2024 | Source: Esri

## CONTACT

Tami Lord | 303.390.5244 | tami.lord@srsre.com



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## GREENWOOD VILLAGE STATS

\$1.0B

In spending power

5.6%

Projected population growth

2025-2025

9%

Increase in population

2010 - 2020

2.35

Average household size

265,000 VPD

Greenwood Village Park

Kimley-Horn  
Expect More. Experience Better.

kw KELLER WILLIAMS REALTY DTC, LLC

COBANK

Starbucks

87

88

Fiddler's Green Amphitheatre

Bank of America

25

Arapahoe Marketplace Shopping Center

E Peakview Ave

SPRINGHILL SUITES Marriott

WINGATE BY WYNDHAM

SPROUTS FARM TO MARKET

Tile Shed

CAVA

ups

Office DEPOT

FLEET FEET

MODERN EATERY

WING STORE

crumbl cookies

Red Robin

TORCHY'S TACOS

Garnish

CHERRY CREEK

REI COOP

LOWE'S Home Improvement, Warehouse

SAFeway

GOOD YEAR

PINDUSTRY

SITE

J

Advance Auto Parts

7 ELEVEN

DQ

LAQUINTA INN & SUITES

K

Commerce Bank

First National Bank

VALERO

QT

SHAKE SHACK

Chips

Advance Auto Parts

7 ELEVEN

DQ

PAPA JOHN'S

TACO BELL

Mobil

McDonald's

E Arapahoe Rd

State Farm

afc

PNC

FirstBank

firestone COMPLETE AUTO CARE

TWIN PEAKS

brakes plus

FIRST WATCH THE DAYTIME CAFE

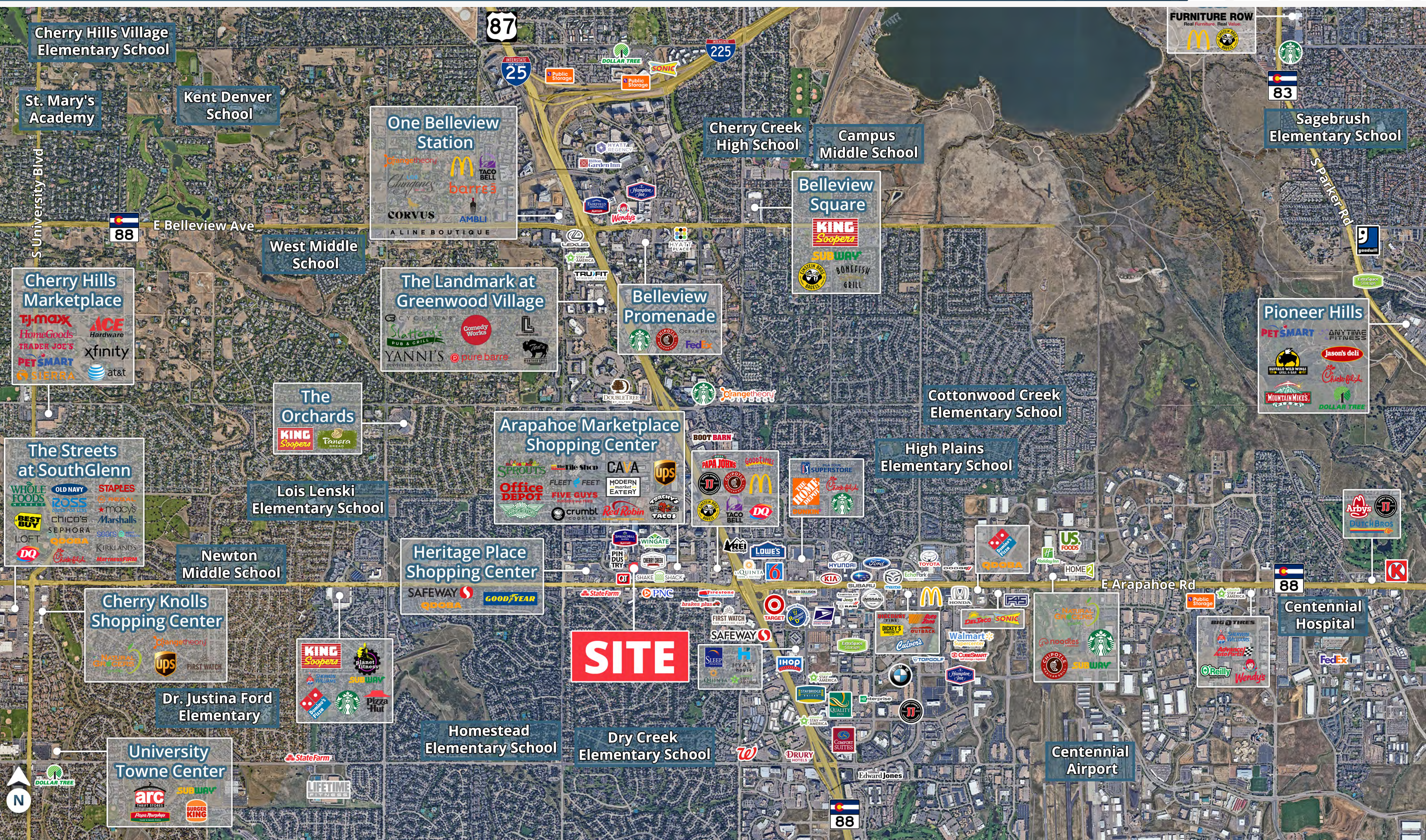
## SOUTH DENVER OFFICE & TECHNOLOGY CENTER

- 47 million SF of office space
- More than 240,000 employees located along the I-25 corridor SE Denver
- Home to 6 out of 10 Fortune 500 Companies in Colorado

47,914 VPD







Cherry Hills Village Elementary School

St. Mary's Academy

Kent Denver School

One Belleview Station

Cherry Creek High School

Campus Middle School

Sagebrush Elementary School

West Middle School

Belleview Square

Cherry Hills Marketplace

The Landmark at Greenwood Village

Belleview Promenade

Pioneer Hills

The Orchards

Arapahoe Marketplace Shopping Center

Cottonwood Creek Elementary School

The Streets at South Glenn

Lois Lenski Elementary School

High Plains Elementary School

Newton Middle School

Heritage Place Shopping Center

Cherry Knolls Shopping Center

Dr. Justina Ford Elementary

Homestead Elementary School

Dry Creek Elementary School

University Towne Center

Centennial Airport

Centennial Hospital

**SITE**





# Prominent Junior Anchor Space

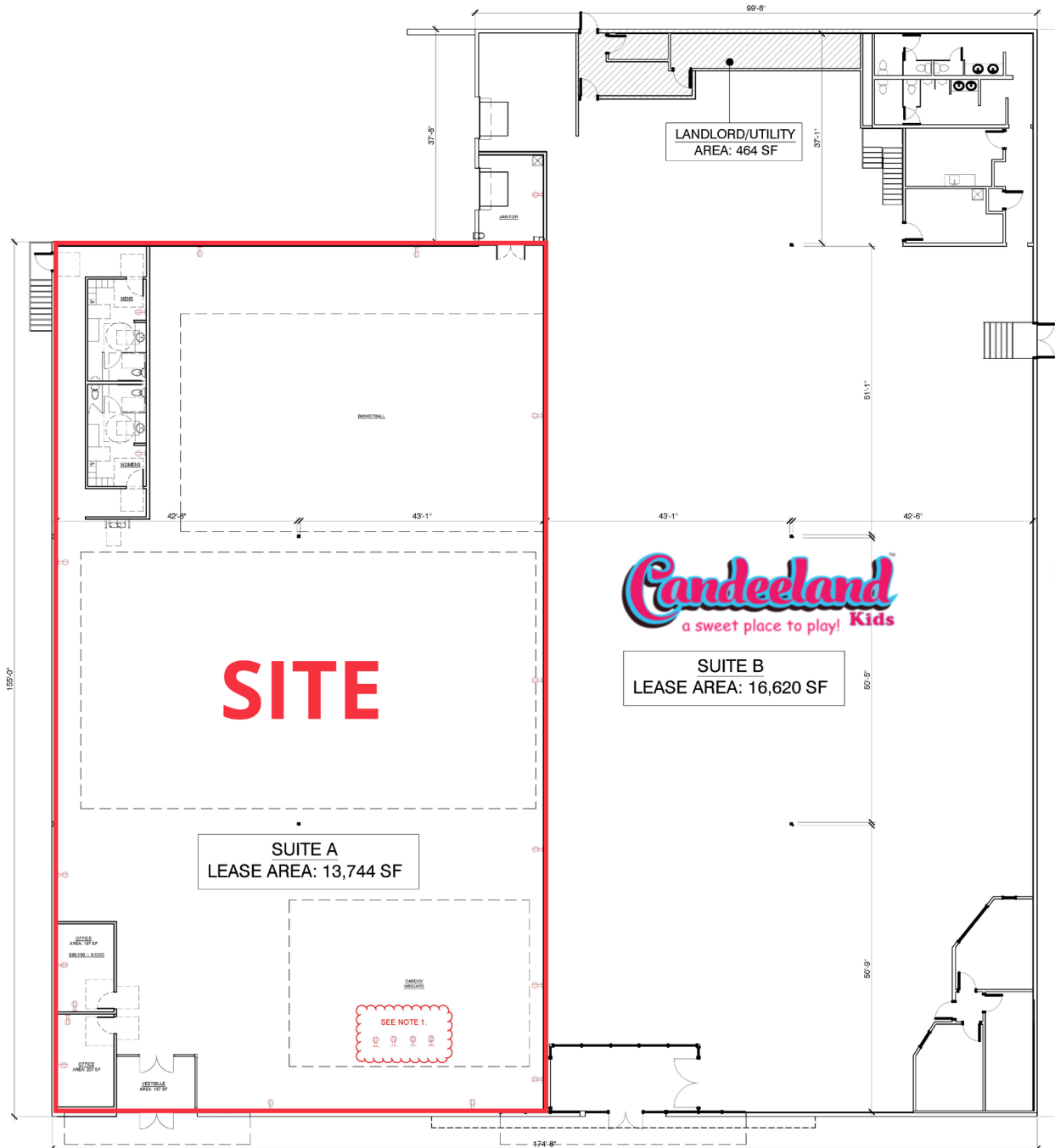
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## DEMOGRAPHIC HIGHLIGHTS

### Population

	1 Mile	3 Miles	5 Miles
2024 Estimated Population	11,895	92,867	245,252
2029 Projected Population	12,371	94,977	249,521
Projected Annual Growth 2024 to 2029	0.79%	0.45%	0.35%

### Daytime Population

	1 Mile	3 Miles	5 Miles
2024 Daytime Population	35,446	203,061	368,723
Workers	30,487	163,881	261,748
Residents	4,959	39,180	106,975

### Income

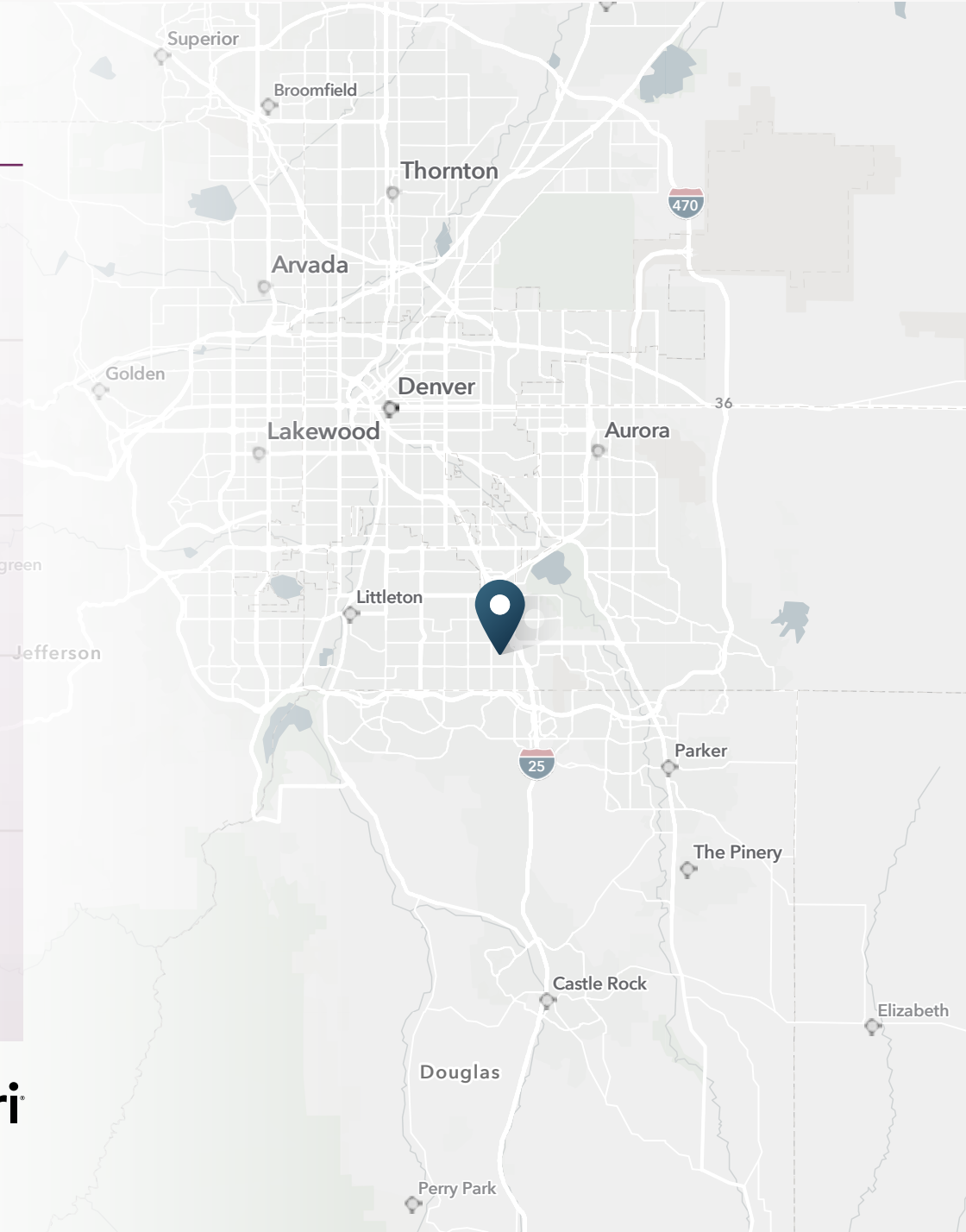
	1 Mile	3 Miles	5 Miles
2024 Est. Average Household Income	\$172,959	\$182,353	\$168,212
2024 Est. Median Household Income	\$123,977	\$125,815	\$114,392

### Households & Growth

	1 Mile	3 Miles	5 Miles
2024 Estimated Households	4,940	39,528	102,568
2029 Projected Households	5,230	40,994	105,414
Projected Annual Growth 2024 to 2029	1.15%	0.73%	0.55%

### Race & Ethnicity

	1 Mile	3 Miles	5 Miles
2024 Est. White	75%	76%	73%
2024 Est. Black or African American	2%	3%	4%
2024 Est. Asian or Pacific Islander	11%	9%	8%
2024 Est. American Indian or Native Alaskan	0%	0%	1%
2024 Est. Other Races	12%	12%	14%
2024 Est. Hispanic	10%	9%	12%



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





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