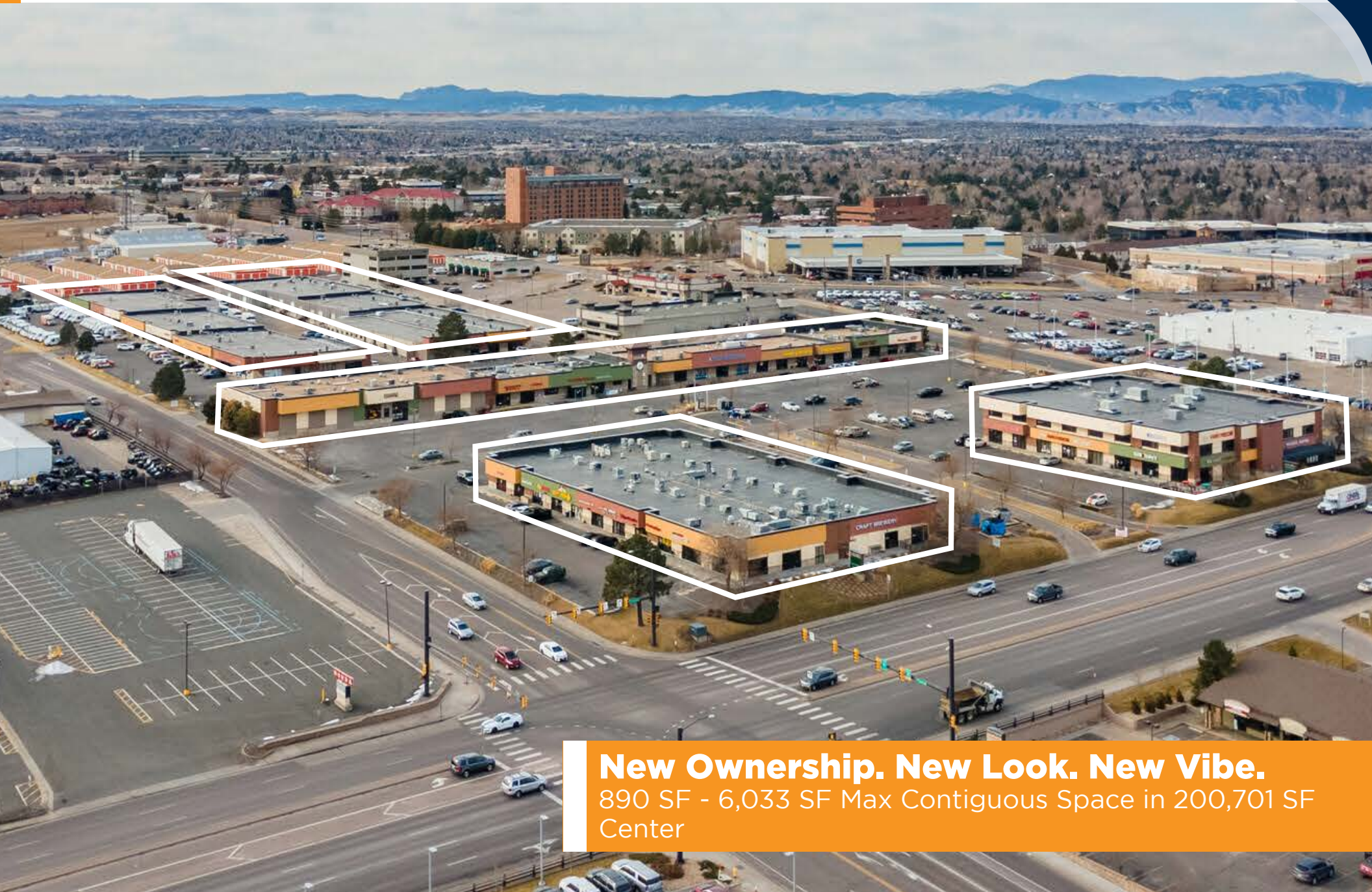


# THE SHOPS AT GREENWOOD VILLAGE

GREENWOOD VILLAGE, CO | 9600 EAST ARAPAHOE ROAD

BROAD STREET



**New Ownership. New Look. New Vibe.**

890 SF - 6,033 SF Max Contiguous Space in 200,701 SF Center

# THE SHOPS AT GREENWOOD VILLAGE

GREENWOOD VILLAGE, CO | 9600 EAST ARAPAHOE RD.

## 2023 DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
<b>2023 POPULATION</b>	13,321	76,340	202,440
<b>MEDIAN HOUSHOLD INCOME</b>	\$104,634	\$117,221	\$104,881
<b>AVERAGE HOUSEHOLD INCOME</b>	\$126,701	\$142,267	\$131,089
<b>MEDIAN AGE</b>	38	40.3	39.6
<b>DAYTIME EMPLOYEES</b>	23,712	160,317	232,457
<b>TOTAL CONSUMER SPENDING</b>	\$222.8M	\$1.4B	\$4.1B
<b>TRAFFIC COUNT</b>	E Arapahoe Rd/S Clinton St W VPD: 64,709  S Dayton St/E Arapahoe Rd S VPD: 12,113		

# DEMOGRAPHICS



## 5 YEAR GROWTH PERCENTAGES

	1 MILE	3 MILES	5 MILES
<b>POPULATION</b>	3.69%	1.45%	1.04%
<b>HOUSEHOLDS</b>	4.08%	1.47%	0.87%
	Average Household Income		Average Home Price
	2019 - \$129,035 2023 - \$126,701		2018 - \$989,573 2023 - \$1.3M



# 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: BANK OF AMERICA, IN VINTIONS A Creative Winery, DOWNHILL, uchealth, THE SE, UNITED STATES POSTAL SERVICE, PEAK KICKBOXING, salons by jc, and FIDDLER'S GREEN.

## DENVER TECHNOLOGY CENTER



## ISABELLA AT GREENWOOD VILLAGE 2 STORIES | 303 UNITS

## ARAPAHOE AT VILLAGE CENTER LIGHT RAIL

## BRIDGEWATER APARTMENTS 2 STORIES | 292 UNITS



# THE SHOPS AT GREENWOOD VILLAGE

GREENWOOD VILLAGE, CO | 9600 EAST ARAPAHOE RD.

# SITE PLAN

E ARAPAHOE RD

S DAYTON ST

E COSTILLA AVE

9696A	9692	9690	9686A	9686	9684	9682C	9682A
9672	9676A	9676B	9678	9678A	9678 B	9680	

9670	GALLERIA LIGHTING
9668	
9666	
9660	THE SE
9650	PEAK KICKBOXING
9640	salons by jc
9636	
9632	

9624	9620	9618	9616
Schlitzsky's	uhealth		
9602	9604	9612	9614
	INVINTIONS		

6801	6813	6819-6823	6827	6831	6833	6835	6843/6855
							UNITED STATES POSTAL SERVICE

6800	6815	6817	6821	6825	6838A	6838B	6838C	6838D	6840	6848	6852	6854	6860-6870	6880	6881	6883
Avanti Sign														DTC CROSSFIT		
6806	6810	6816	6828	6836	6840	6848	6852	6854	6860-6870	6880	6881	6883				

S CLINTON CT

S CLINTON ST

## BUILDING 1

UNIT	SF	TENANT
9632	3,840	Fuji Hibachi & Sushi
9636	3,253	Sahara Middle East Cuisine
9640	7,779	Salons by JC
9650	6,847	Peak Kickboxing GWV/DTC
9660	5,890	The Sportsbook Bar & Grill
9666	1,560	Chilgogi Korean BBQ
9668	1,875	Hangry Ohana
9670	13,520	Galleria Lighting & Design

## BUILDING 2

UNIT	SF	TENANT
9672	4,181	Downhill Brewing
9676A	1,067	Colorado Coin
9676B	2,627	Pride Wine and Liquors
9678	1,228	Rocky Mountain Momo
9678A	1,354	United Custom Tailor
9678B	3,261	Continental Cleaners + Swift Wash & Fold
9680	550	Ink It Over
9682A	2,643	Jabo's Bar-Be-Q
9682C	1,326	Salon Centric, Inc.
9684	1,000	Pro Nails
9686	1,407	Happy Lemon
9686A	1,300	Bank of America
9690	1,250	Advanced Design Salon
9692	2,462	Signal Graphics
9696A	885	Pat's Philly Steaks & Subs
9696	2,085	Stefano's Brooklyn Pizza

## BUILDING 3

UNIT	SF	TENANT
9602	1,745	Milano Coffee
9604	7,068	Inventions
9612	1,463	Alvarado's Mexican Fast Food
9614	1,620	Pollo Lima
<b>9616</b>	<b>1,381</b>	<b>AVAILABLE</b>
9618	1,021	Health Spa
9620	3,475	UC Health
9624	3,718	Schlotsky's/Cinnabon

## BUILDING 4

UNIT	SF	TENANT
6800	2,514	The Award & Sign Company
6806	972	Luminous Hair Salon
6810	1,000	Fastest Labs
6815	821	The Award & Sign Company
6816	2,891	Resolute Ballroom
6817	801	Paradise Indian Cuisine (storage)
6821	749	Footprint Flooring
6825	622	Rocky Mountain Momo
6828	3,744	Dance Xtreme Bodywear
6836	1,870	Leisure Island
6838 A-C	1,187 each	Dance Xtreme Bodywear
<b>6838 D</b>	<b>1,187</b>	<b>AVAILABLE (storage)</b>
6838/1	890	Pellow Chiropractic (storage)
6838/2-3	1,780	Victoria Anderson (storage)
<b>6838/4</b>	<b>890</b>	<b>AVAILABLE (storage)</b>

UNIT	SF	TENANT
6838/5	880	Sahara Mattam (storage)
6838/6-7	1,760	Award & Sign Company (storage)
6840	1,939	Four Leaf Chopped Salads
6848	1,600	Hale Pet Door
6852/4	4,123	Damage Factory
6860-6870	10,706	DTC CrossFit
6880	2,287	Chaat & Curry Point
6881	589	Tu Pinless
6883	2,571	Dance Kaleidoscope

## BUILDING 5

UNIT	SF	TENANT
6801	3,737	Community Medical Services
<b>6813</b>	<b>6,033</b>	<b>AVAILABLE</b>
6819-6823	2,152	Tech Center Computers
6827	2,226	Rocky Mountain Blueprinting
6831	2,065	Amigos Mexican Food
6833	1,887	A&J Enterprises Pack & Ship
6835	1,983	MeH Games
6843/6855	24,395	US Postal Service

**THE SHOPS AT GREENWOOD VILLAGE**

GREENWOOD VILLAGE, CO | 9600 EAST ARAPAHOE RD.

**SPACE AVAILABLE**



**UNIT 9616**

1,381 SF Available

# THE SHOPS AT GREENWOOD VILLAGE

GREENWOOD VILLAGE, CO | 9600 EAST ARAPAHOE RD.

# SPACE AVAILABLE



## UNIT 6813

6,033 SF Available



# 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 of Retail Leasing  
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