

# THE SHOPS AT GREENWOOD VILLAGE

GREENWOOD VILLAGE, CO | 9600 EAST ARAPAHOE ROAD

BROAD STREET



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

Affordable Office Suites Available Near Denver Technology Center

## THE SHOPS AT GREENWOOD VILLAGE

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### 2023 DEMOGRAPHICS

**2023**  
POPULATION

1 MILE

13,321

3 MILES

76,340

5 MILES

202,440

**MEDIAN**  
HOUSHOLD INCOME

\$104,634

\$117,221

\$104,881

**AVERAGE**  
HOUSEHOLD INCOME

\$126,701

\$142,267

\$131,089

**MEDIAN**  
AGE

38

40.3

39.6

**DAYTIME**  
EMPLOYEES

23,712

160,317

232,457

**TOTAL**  
CONSUMER SPENDING

\$222.8M

\$1.4B

\$4.1B

**TRAFFIC**  
COUNT

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

**POPULATION**

3.69%

1.45%

1.04%

**HOUSEHOLDS**

4.08%

1.47%

0.87%

Average Household  
Income

2019 - \$129,035  
2023 - \$126,701

Average Home  
Price

2018 - \$989,573  
2023 - \$1.3M





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# 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





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## MARKET AERIAL

### THE SHOPS AT GREENWOOD VILLAGE



### DENVER TECHNOLOGY CENTER



### ISABELLA AT GREENWOOD VILLAGE 2 STORIES | 303 UNITS



### ARAPAHOE AT VILLAGE CENTER LIGHT RAIL

### BRIDGEWATER APARTMENTS 2 STORIES | 292 UNITS

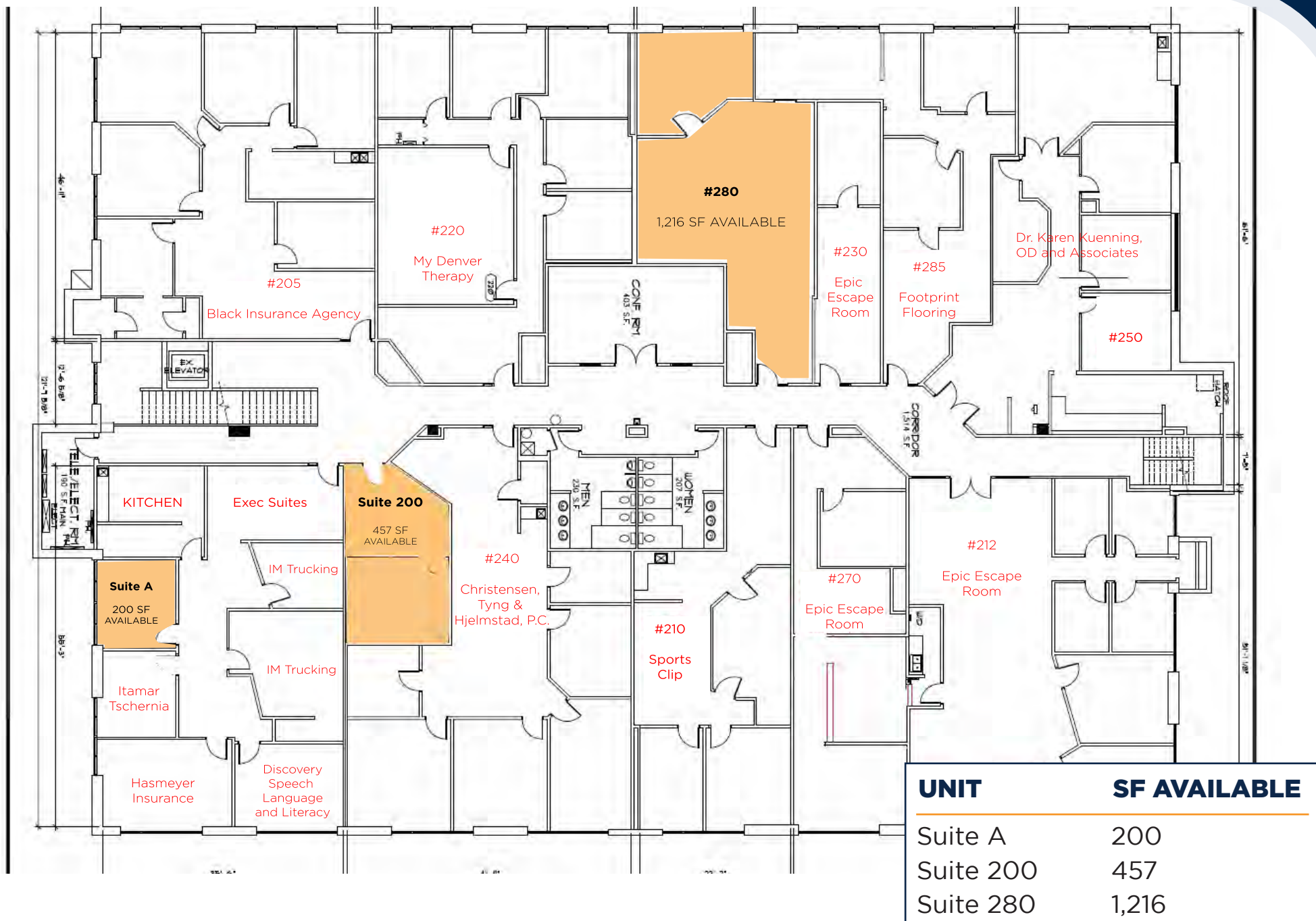




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## SITE PLAN



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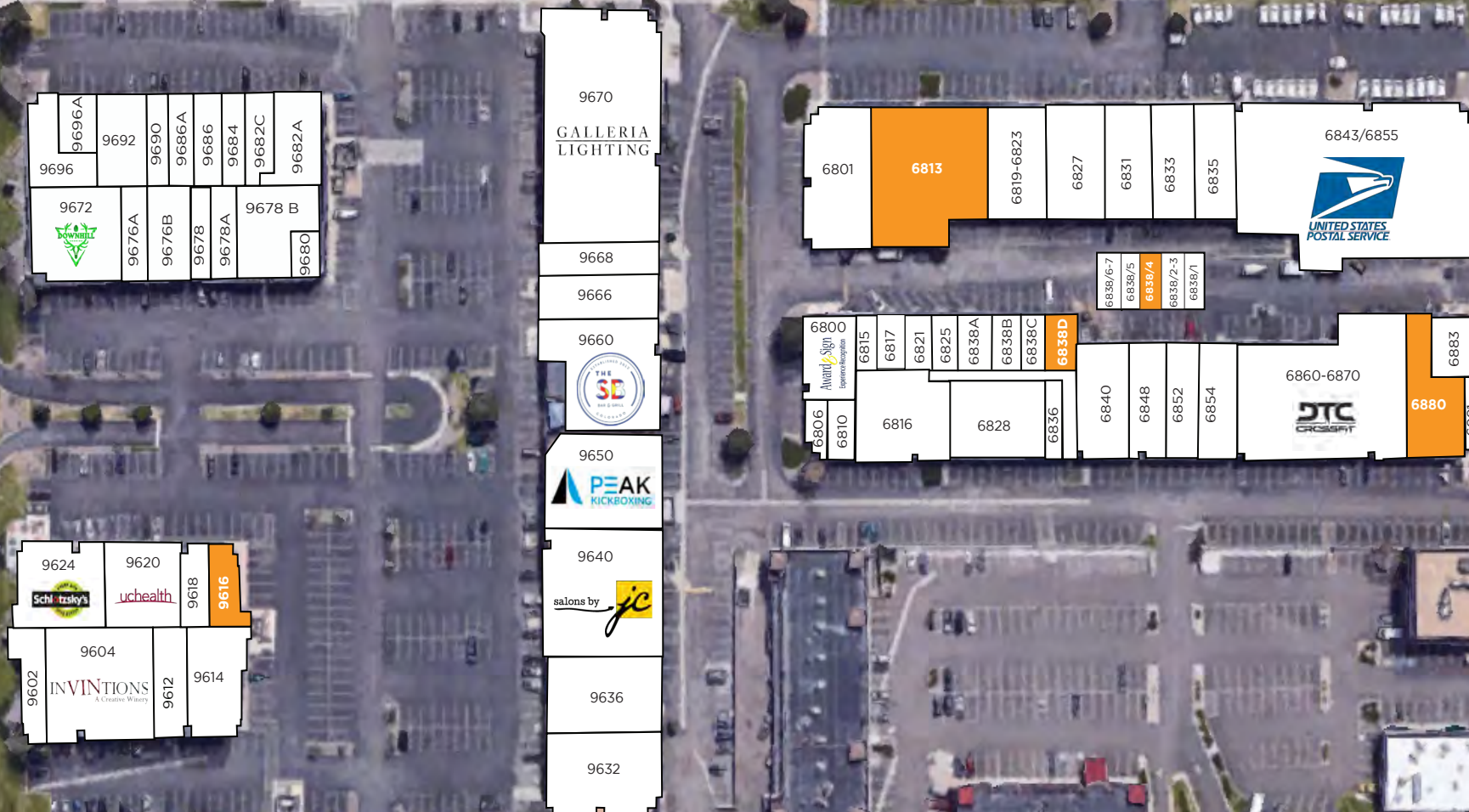
E ARAPAHOE RD

S DAYTON ST

E COSTILLA AVE

S CLINTON CT

S CLINTON ST





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## 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**

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