

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

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2023 DEMOGRAPHICS

2023 POPULATION

1 MILE

13,321

3 MILES

76,340

5 MILES

202,440

MEDIAN HOUSEHOLD 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

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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

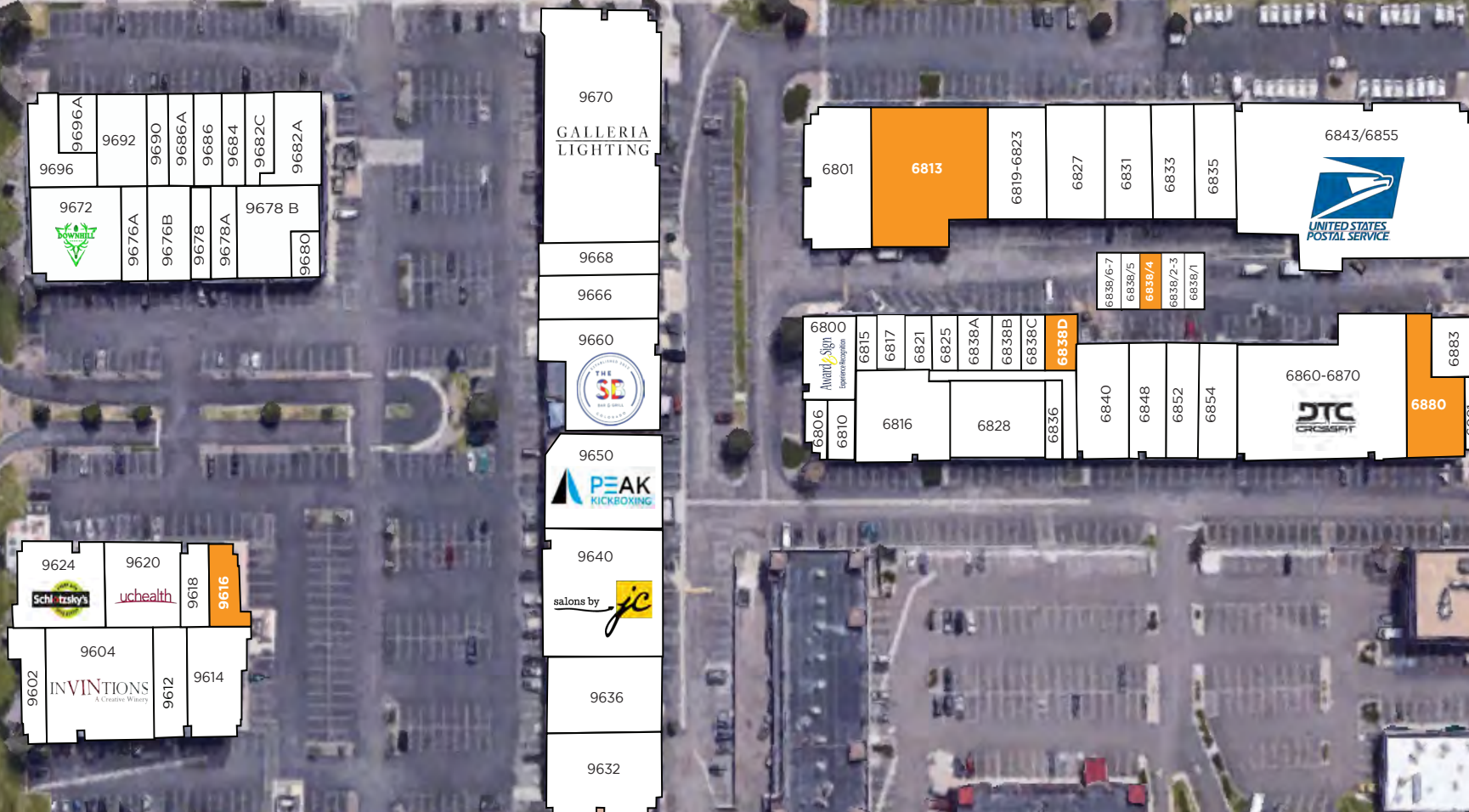
E ARAPAHOE RD

S DAYTON ST

E COSTILLA AVE

S CLINTON CT

S CLINTON ST



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TENANT ROSTER

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	Invintions
9612	1,463	Alvarado's Mexican Fast Food
9614	1,620	Pollo Lima
9616	1,381	AVAILABLE
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	800	South Metro Medical Equipment (storage)
6828	3,744	Dance Xtreme Bodywear
6836	1,870	Leisure Island
6838 A-C	1,187 each	Dance Xtreme Bodywear
6838 D	1,187	AVAILABLE - 12/1/2023
6838/1	890	Pellow Chiropractic (storage)
6838/2-3	1,780	Victoria Anderson (storage)
6838/4	890	AVAILABLE (storage)

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	AVAILABLE - Bakery
6881	589	Tu Pinless
6883	2,571	Dance Kaleidoscope

BUILDING 5

UNIT	SF	TENANT
6801	3,737	Community Medical Services
6813	6,033	AVAILABLE
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

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SPACE AVAILABLE



UNIT 9616

1,381 SF Available

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SPACE AVAILABLE

UNIT 6880



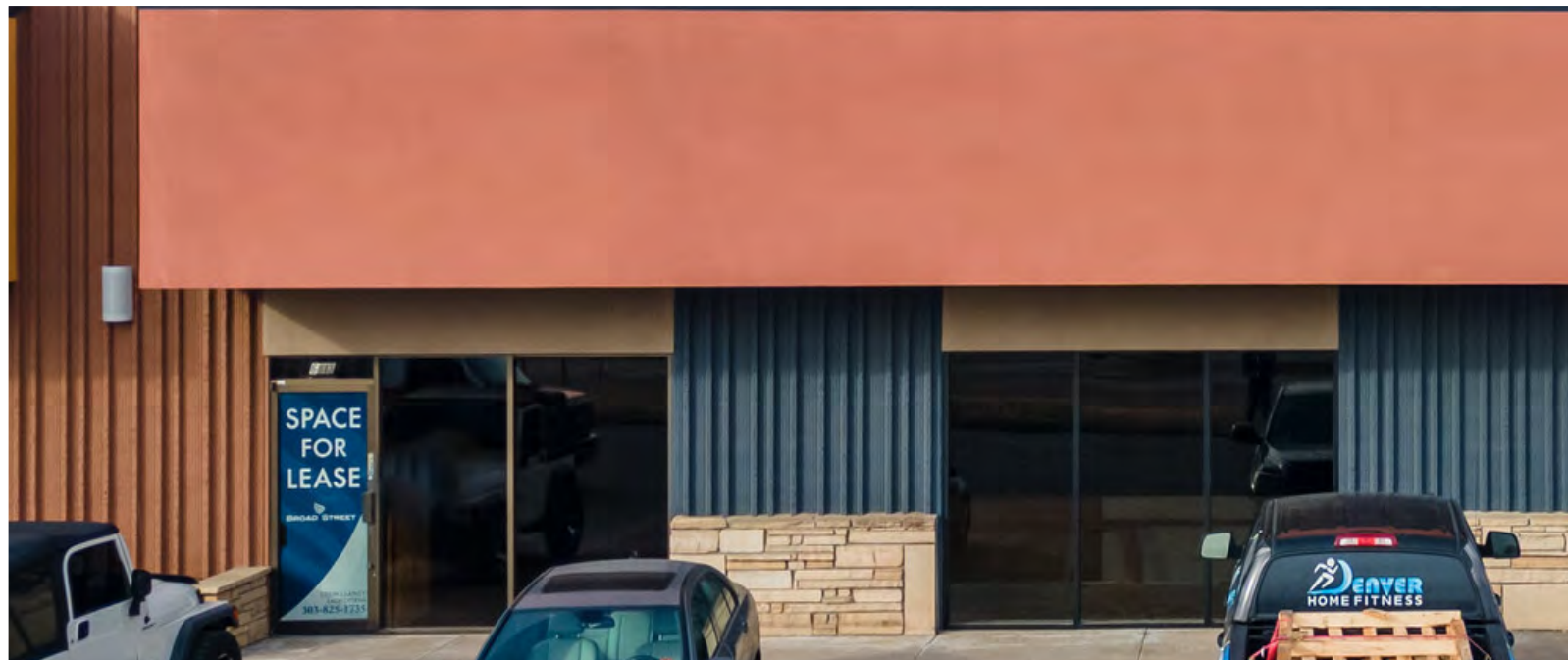
UNIT 6880

2,287 SF Available

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SPACE AVAILABLE



UNIT 6813

6,033 SF Available

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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

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