

THE SHOPS AT GREENWOOD VILLAGE

GREENWOOD VILLAGE, CO | 9600 EAST ARAPAHOE ROAD



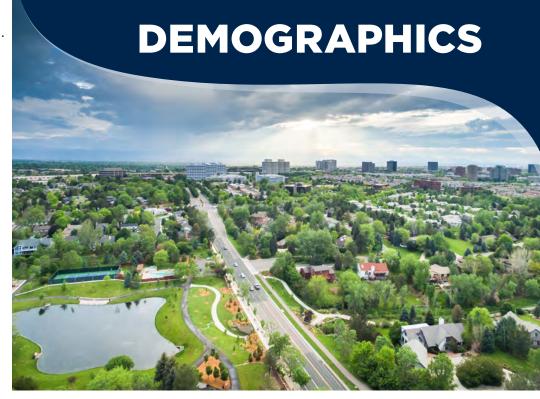
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2022 DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
2022 POPULATION	13,392	76,796	249,848
MEDIAN HOUSHOLD INCOME	\$101,386	\$113,641	\$101,645
AVERAGE HOUSEHOLD INCOME	\$123,345	\$139,179	\$128,065
MEDIAN AGE	37.8	40.1	39.4
DAYTIME EMPLOYEES	21,828	155,111	226,609
TOTAL CONSUMER SPENDING	\$224M	\$1.3B	\$4.2B
TRAFFIC	E Arapal VPD: 72,		





5 YEAR GROWTH PERCENTAGES

2017 - \$408,333

2022 - \$1.3M

	1 MILE	3 MILES	5 MILES
POPULATION	1.5%	1.2%	1.5%
HOUSEHOLDS	1.5%	1.3%	1.6%
	Average Ho Incom		rage Home Price

2019 - \$129,035

2022 - \$130,196

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Draws from a wide radius based on strong residential demographics & density of nearby office parks.

uchealth

Newly improved center including recently updated modern color scheme on exterior.

ext

 $\frac{GALLERIA}{LIGHTING}$





THE MARKET

Immense growth in recent years along with 9.93% projected growth within 3-mile radius by 2022.

Diverse mix of popular food and beverage tenants and \$1.2 billion spent within a 3 miles radius of center.







TENANT ROSTER

BUILDING 1

UNIT	SF	TENANT
9632	3,840	Volcano Asian Cuisine
9636	3,253	Sahara Middle East Cuisine
9640	7,779	AVAILABLE
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	Peak View Brewing Co
9676A	1,067	Colorado Coin
9676B	2,627	Pride Wine and Liquors
9678	2,029	Paradise Indian Cuisine
9678A	1,354	United Custom Tailor
9678B	3,261	Continental Cleaners
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	Yolanda's Taco
9614	1,620	Pollo Lima
9618	1,021	Health Spa
9616	1,378	AVAILABLE
9620	3,475	UC Health
9624	3,718	Schlotsky's/Cinnabon

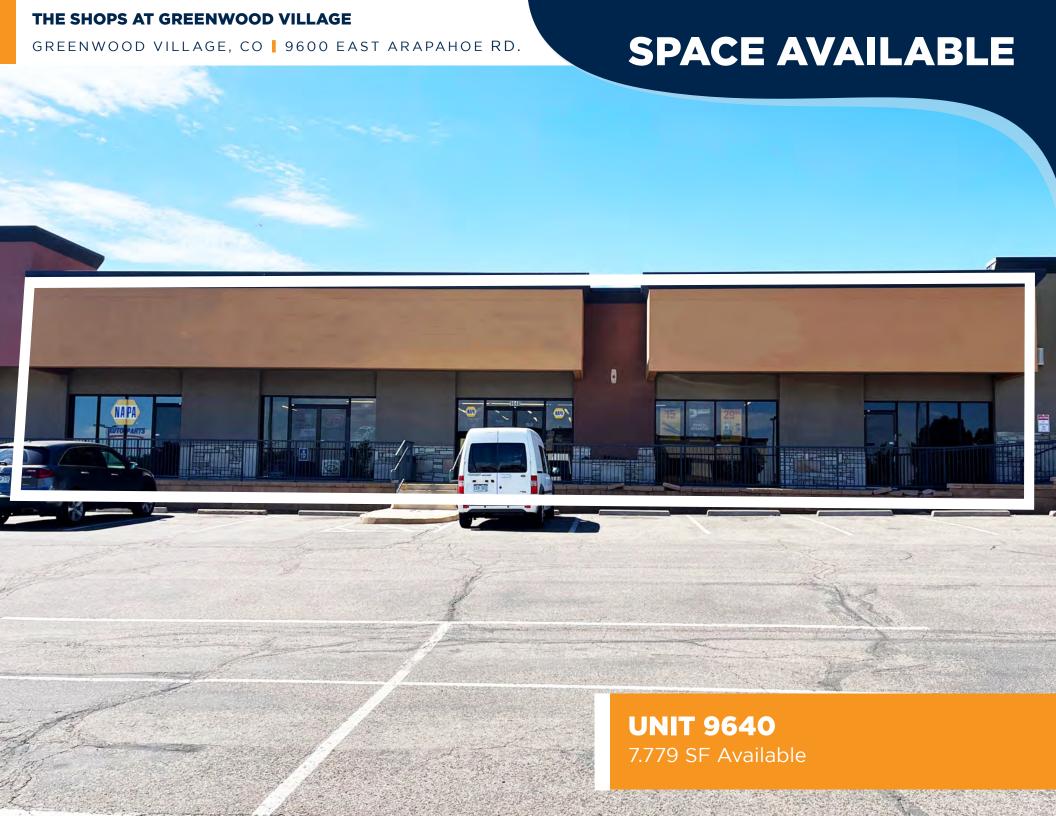
BUILDING 4

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	Surface Experts
6838/1	890	Pellow Chiropractic
6838/2-4	2,670	AVAILABLE (storage)
6838/5	880	Victoria Anderson
		(storage)
6838/6	880	AVAILABLE (storage)

SF	TENANT
880	Award & Sign Company
	(storage)
1,939	Four Leaf Chopped Salads
1,600	Hale Pet Door
4,123	Damage Factory
9,185	CrossFit
1,521	AVAILABLE
2,287	Culinary Revolution
589	Tu Pinless
2,571	Dance Kaleidoscope
	880 1,939 1,600 4,123 9,185 1,521 2,287 589

BUILDING 5

UNIT	SF	TENANT
6801	3,737	AVAILABLE
6813	6,033	Paw School
6819	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





SPACE AVAILABLE



SPACE AVAILABLE



UNIT 6801

3,737 SF Available



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 18 shopping centers and 2.1 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.



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