

# 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

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## 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





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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



BANK OF AMERICA



salons by





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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

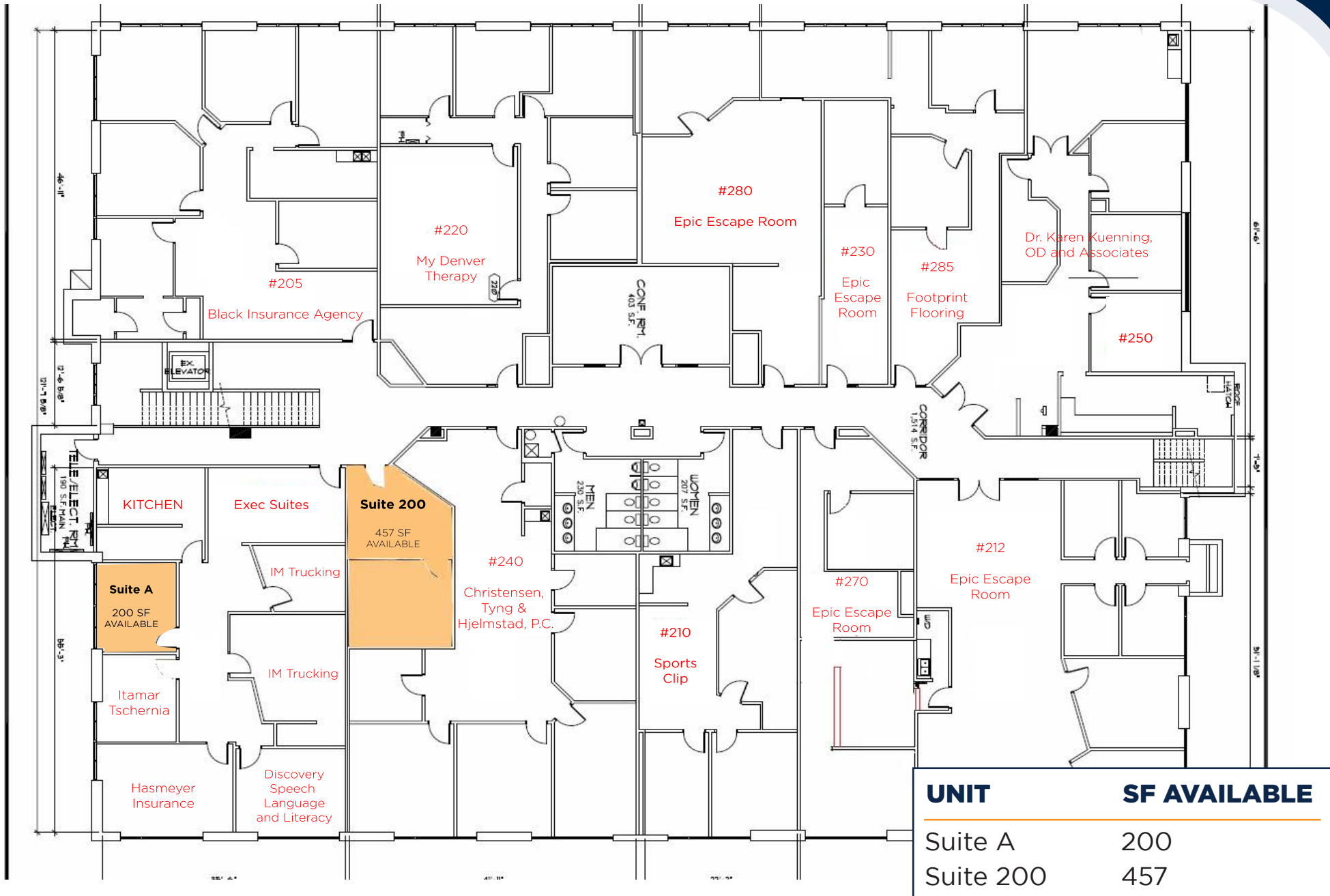




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# SITE PLAN



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# 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		

S CLINTON CT

S CLINTON ST

6870



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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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