

Orchard Plaza Retail/Office Available

8765 East Orchard Road, Greenwood Village, CO 80111

Long Term Sublease Available Below Market Rents

Central DTC Location



PROPERTY DETAILS

- Diverse Co-Tenant Mix
- Abundance of Food & Beverage Options
- High Daytime Employment
- Strong Area Demographics
- Easy Access From I-25
- 0.5 Mile From Orchard Station

SPACE AVAILABLE

- Space Available: 3,254 - 6,671 SF
- Lease Rate: \$16.15 PSF + \$8.32 NNN
- Terms: Lease Expires: 5/31/2030
- Parking: Available
- TI Allowance: Negotiable

2023 DEMOGRAPHICS



2023
RESIDENTIAL
POPULATION



DAYTIME
EMPLOYEES

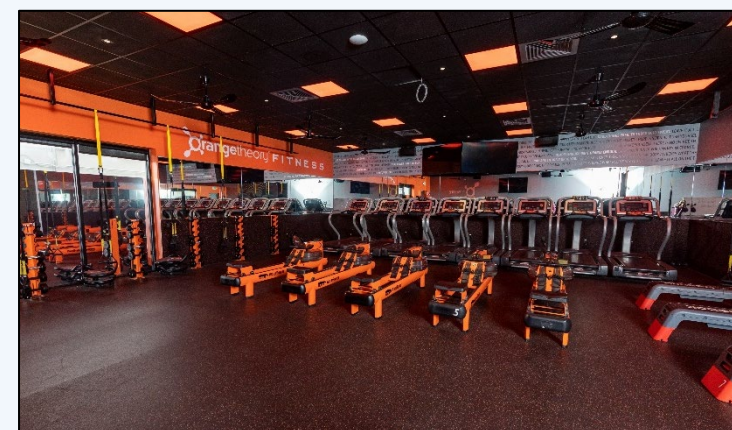


TOTAL
HOUSEHOLDS



AVERAGE HH
INCOME

1 MILE	10,005	1 MILE	50,915	1 MILE	4,745	1 MILE	\$137,474
3 MILE	87,865	3 MILE	137,925	3 MILE	39,436	3 MILE	\$134,524
5 MILE	264,202	5 MILE	240,415	5 MILE	115,692	5 MILE	\$121,295



CONTACT INFORMATION

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TRAFFIC COUNTS

E Orchard Rd at S Yosemite St 21,472 VPD (2022)

S Yosemite St at E Orchard Rd 28,949 VPD (2022)

I-25 N at E Orchard Rd 135,488 VPD (2022)

*source: Costar

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