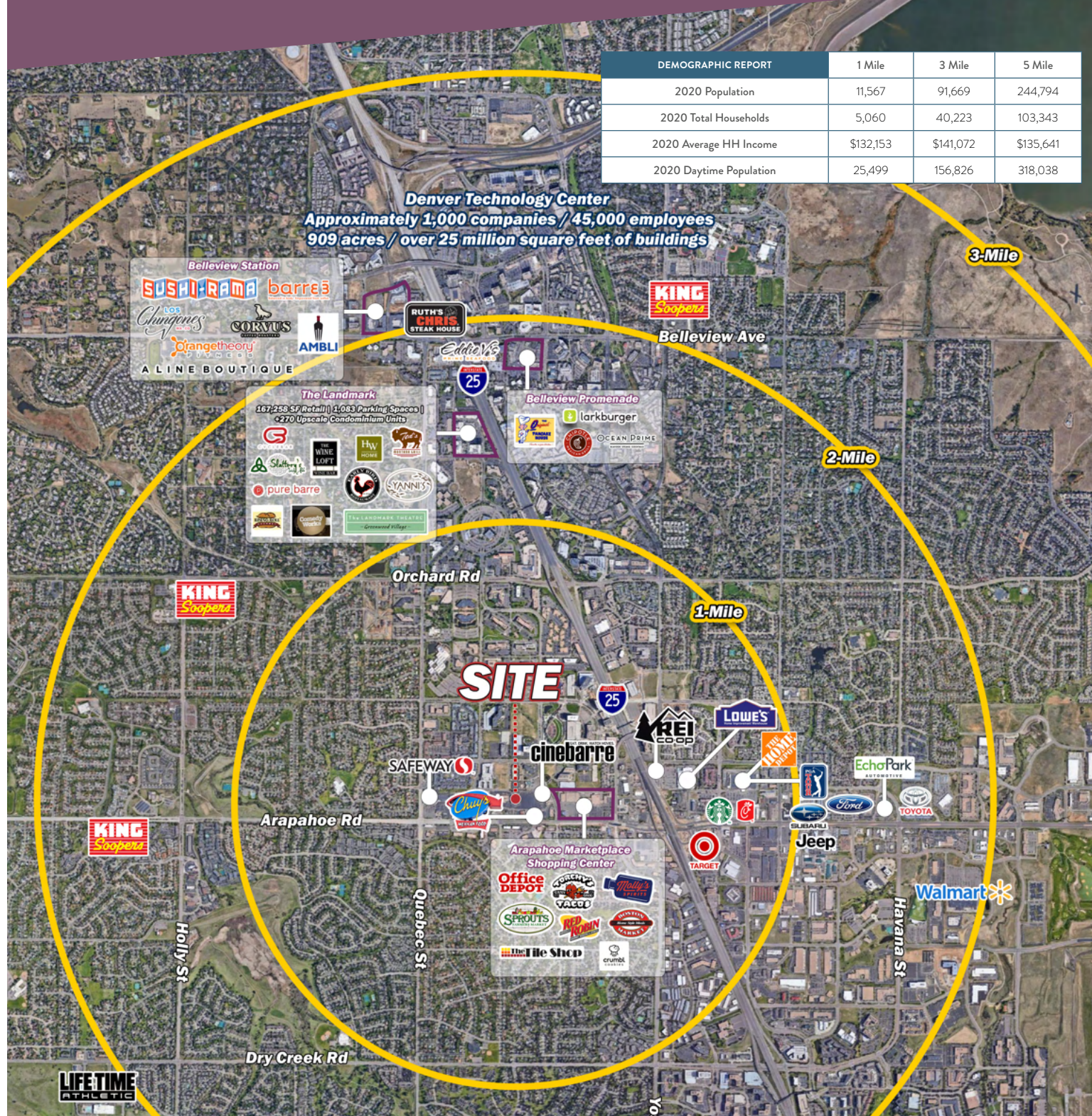


MARKET AERIAL



Tami Lord
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FREESTANDING BOX

FOR LEASE

7969 E Arapahoe Rd, Greenwood Village

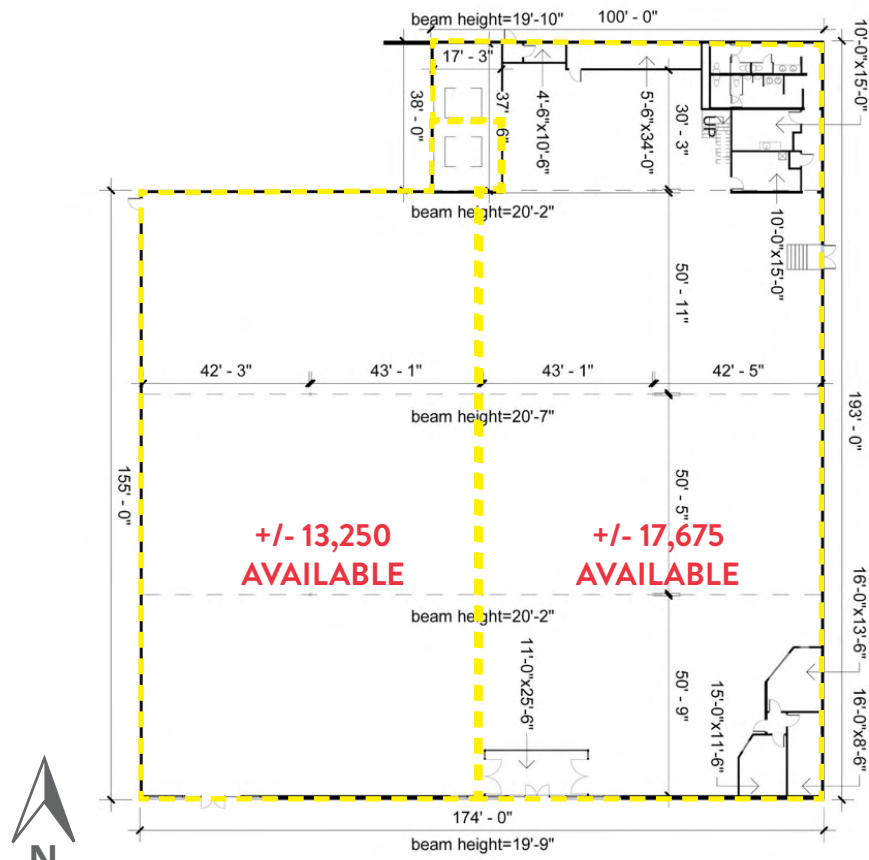


- Rare box opportunity in Greenwood Village
- Large freestanding retail building - Divisible
- Commercial zoning with entertainment district overlay
- 0.7 miles west of I-25
- Easily accessed by I-25 and light rail
- Highly educated area with above average incomes
- Bookended with traffic signals



PROPERTY OVERVIEW

SURROUNDING DEMOS



* Divisible on column lines

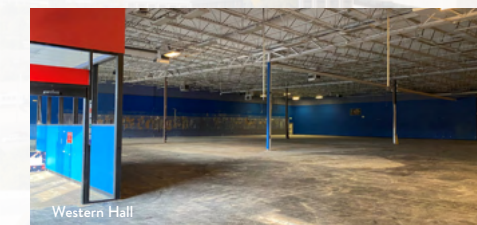
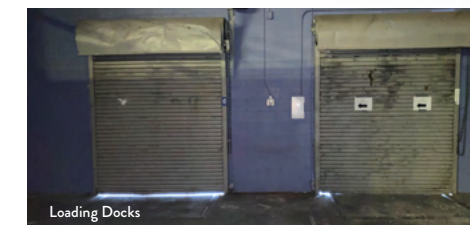


Entertainment Overlay

- Located in Greenwood Villages planned multi faceted entertainment district and restaurant venue
- The vision is to create a walkable urban office and residential core in the greater south Denver metro area
- Complimented by adjacent entertainment based development and recently renovated movie theater
- Adjacent to Fiddler Green Amphitheater that sits 18,000 people

South Denver Office & Technology Corridor

- 47 million SF of office space
- More than 240,000 employees located along the I-25 corridor SE Denver
- Home to 6 out of 10 Fortune 500 Companies in Colorado



Available

13,250 - 30,925 SF

Land Size

2.05 Acres

Zoning

M-C with entertainment overlay

Parking

109+ Deeded Parking Spaces
495+ Cross Parking

Frontage

423' on Arapahoe Rd (with 2 curb cuts)

City/County

Greenwood Village/ Arapahoe

Potential Uses

Entertainment
Medical
Retail
Specialty Grocery

GREENWOOD VILLAGE STATS

1.0B

In spending power.

86.8%

White collar employed.

5.6%

Projected population growth 2020-2025.

76.3%

With bachelor's degree or higher. The nation-wide average is 47%.

9%

Increase in population 2010-2020.

\$125,539

Median household income.

2.35

Average household size.

44.6

Median age in Greenwood Village.