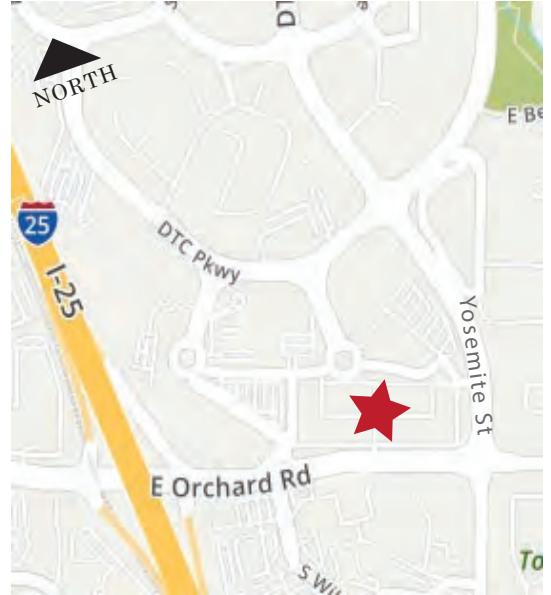


ORCHARD PLAZA

8775 EAST ORCHARD ROAD, GREENWOOD VILLAGE, CO 80111



DEMOGRAPHICS - 2020

Area	Daytime Population	Population	Average HH Income
1-MILE	50,874	9,411	\$146,747
3-MILE	171,778	82,773	\$134,633
5-MILE	349,395	253,524	\$117,196

TRAFFIC COUNTS (two-way):

19,000 cars per day on Orchard Rd
24,000 cars per day on Yosemite St

FEATURES

- 1/4 MILE FROM I-25 ON ORCHARD ROAD
- STRONG VISIBILITY FROM BOTH ORCHARD RD & YOSEMITE ST
- GREAT RETAIL OPPORTUNITY IN TIGHT DTC MARKET
- LOW NNN'S
- ONLY RETAIL ON ORCHARD RD EAST OF I-25; NEAREST RETAIL CENTER ON ORCHARD RD. WEST OF I-25 IS 2 MILES AWAY

JOIN:



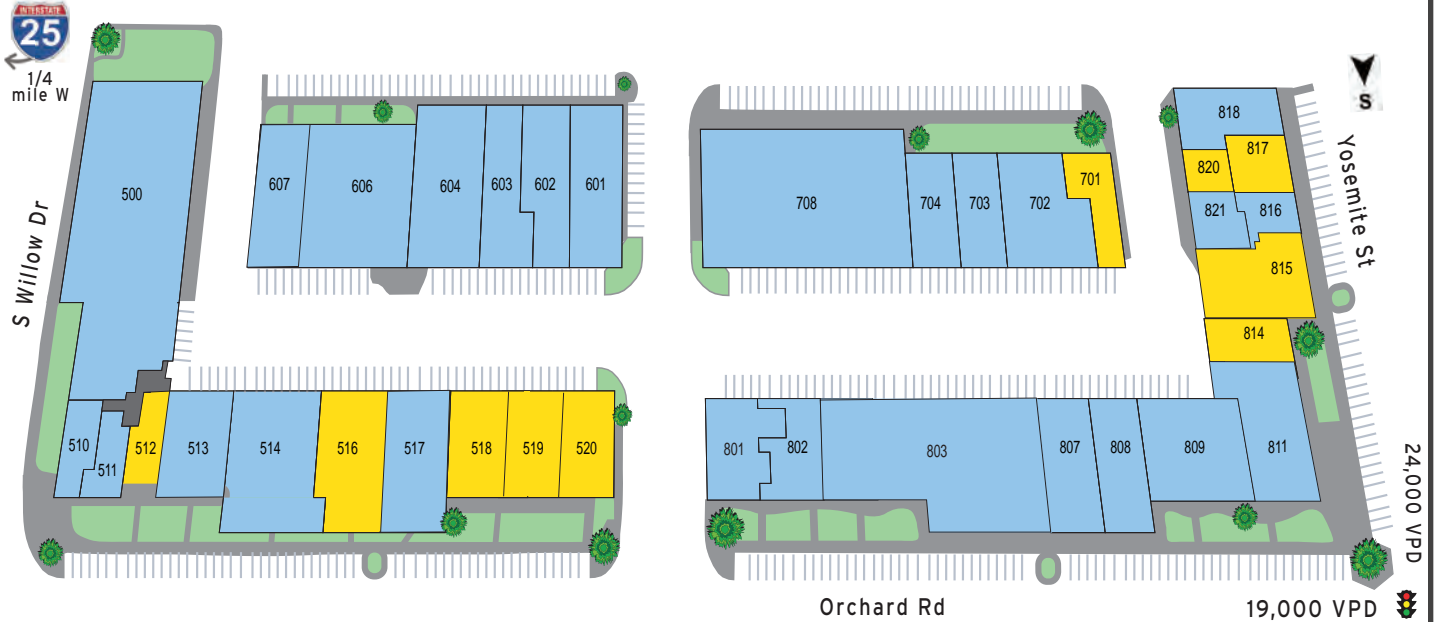
Derek Henry | dhenry@gartproperties.com

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ORCHARD PLAZA



500	Primrose School	20,060 SF
510	Starbucks	1,500 SF
511	State Farm	1,067 SF
512	AVAILABLE	1,610 SF
513	Dr. Straffon Orthodontics	3,177 SF
514	Collajio Salon & Day Spa	5,041 SF
* 516	AVAILABLE	4,728 SF
★ 517	Pella Windows & Doors	3,459 SF
* 518	AVAILABLE	2,679 SF
* 519	AVAILABLE	2,616 SF
* 520	AVAILABLE	2,751 SF
★ 601-02	Dogtopia	8,082 SF
603	Sierra Pacific Windows	2,996 SF
604	Viking Power Fitness	6,610 SF
606-07	Health Q Nutrition	11,444 SF
701	AVAILABLE	2,087 SF
702	Keystone Wellness	4,521 SF

703-04	We Spread Health	6,671 SF
708	MCI Metro Office	15,713 SF
801	Quizno's	2,947 SF
802	FedEx Office	2,381 SF
803	Specialty Appliance	11,936 SF
807	Hixon Supply	3,247 SF
808	Specialty Appliance	3,309 SF
809	Colorado Hearth & Home	4,997 SF
811	Spice Trade Brewing Co - NOW OPEN!	5,662 SF
* 814	AVAILABLE	1,335 SF
* 815	AVAILABLE	3,185 SF
816	Tip-To-Toe Nail Salon	1,620 SF
* 817	AVAILABLE	1,978 SF
818	Greenwood Village Veterinary Clinic	3,642 SF
* 820	AVAILABLE	1,187 SF
821	Cosmic Tea - NOW OPEN!	1,426 SF

* Landlord willing to combine ★ Coming Soon!



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