

ARAPAHOE MARKETPLACE

GREENWOOD VILLAGE, CO



SIZE

191,615 square feet

DEMOGRAPHICS

1 mile	3 mile	5 mile
Population		
12,470	89,310	245,708
Households		
5,391	37,990	103,176
Median HH Income (\$)		
102,620	119,568	108,616

MAJOR TENANT(S)

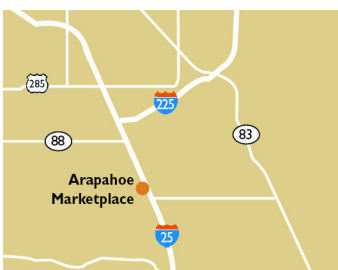
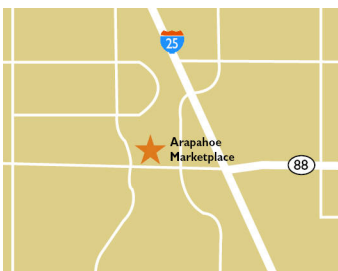
Sprouts Farmers Market
Torchy's Tacos
Modmarket
Crumbl Cookies

LEASING CONTACT

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MORE INFO

www.phillipsedison.com



LOCATION

8525 East Arapahoe Road | Greenwood Village, CO 80112

PROPERTY HIGHLIGHTS

- 191,615-square-foot shopping center anchored by Sprouts Farmers Market
- Major national tenants include Office Depot, Crumbl Cookies, Dave's Hot Chicken, The Tile Shop, Torchy's Tacos, ModMarket, Wingstop and Pacific Dental.
- Population exceeds 89,300 in a three-mile radius with an average household income greater than \$164,600
- Located less than a mile south from Fiddlers Green and Fiddler's Green Amphitheatre, an 18,000-person capacity amphitheatre



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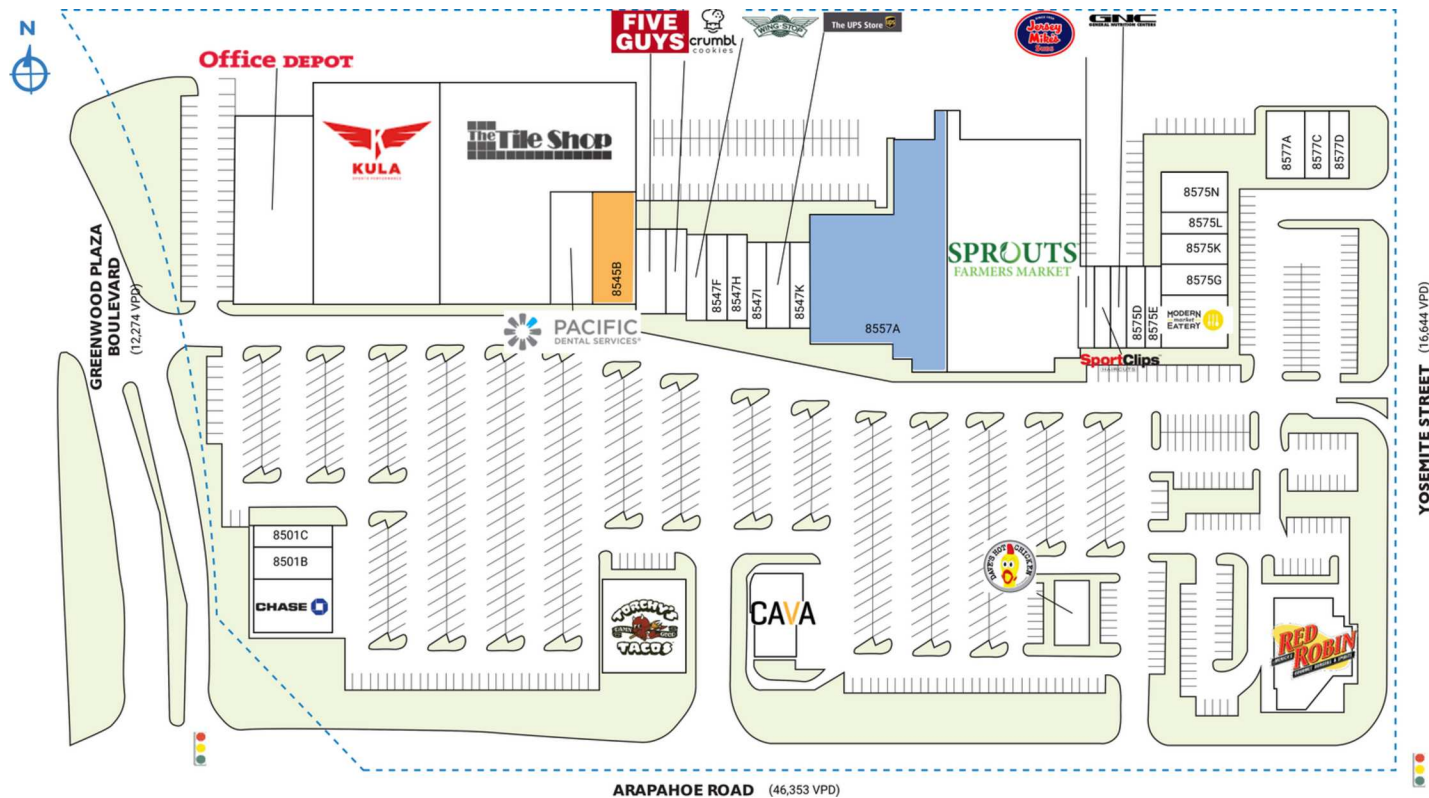
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SPACE	TENANT	SQ. FT.	8545A	Pacific Dental	4,900 SF	8557A	COMING AVAILABLE	23,876 SF	8575L	Elements Massage	1,776 SF
OPI	Dave's Hot Chicken		8545B	AVAILABLE	4,949 SF	8557B	Sprouts Farmers Market	27,533 SF	8575N	Sploot Veterinary Care	2,810 SF
8501A	Chase	4,368 SF	8547A	Five Guys Burgers & Fries	2,640 SF	8575A	Jersey Mike's Subs	1,400 SF	8577A	Glo Tanning	2,610 SF
8501B	Toastique	2,016 SF	8547C	Crumbl Cookies	1,620 SF	8575B	Sport Clips	1,200 SF	8577C	Laser Remedy	990 SF
8501C	Desert Donuts	1,583 SF	8547D	Wingstop	1,564 SF	8575C	GNC	1,147 SF	8577D	Arapahoe Floral	1,000 SF
8505	Torchy's Tacos	5,220 SF	8547F	Teriyaki Madness	1,693 SF	8575D	Rossopomodoro	1,314 SF	8585	Red Robin	7,200 SF
8507	CAVA	3,170 SF	8547H	Fierce45	1,880 SF	8575E	PO Nails	1,022 SF	TOTAL SQ. FT.		191,615
8525	Office Depot	21,000 SF	8547I	La Belle French Bakery	1,450 SF	8575F	Modmarket	2,625 SF			
8527	Kula Sport Performance	21,824 SF	8547J	The UPS Store	1,600 SF	8575G	Dame Good Drinks	1,830 SF			
8535	The Tile Shop	28,309 SF	8547K	Poke City	1,937 SF	8575K	Ageless Men's Health	1,559 SF			

SITE LEGEND

- Available
- Occupied
- Leased (not occupied)
- Owned by Others
- Site Boundary



DISCLAIMER - This site plan is for general information purposes only and is not intended to constitute representations and warranties by Landlord as to the ownership of the real property depicted herein or the identity or nature of any occupants thereof.

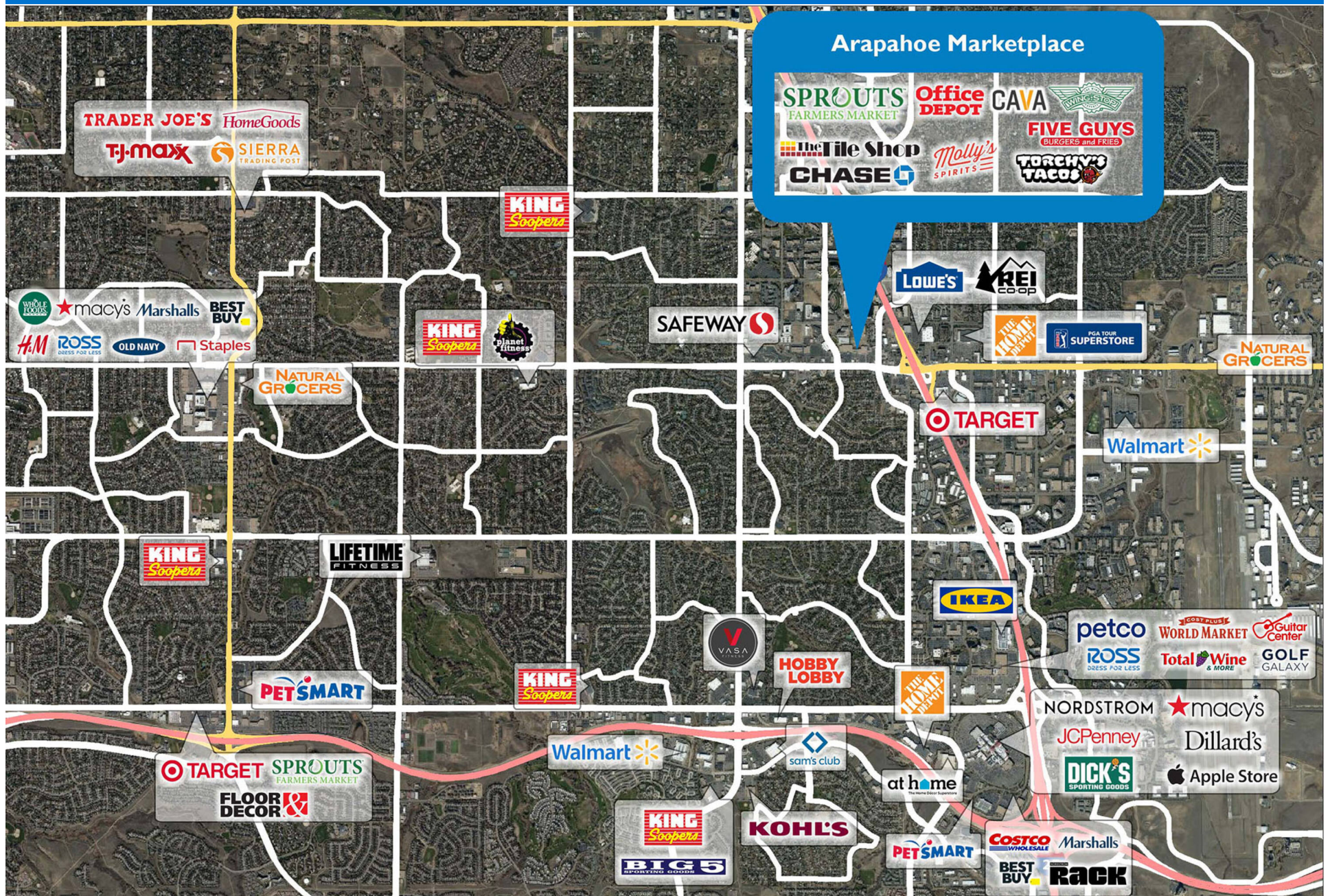
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Demographic Summary Report

1990 - 2000 Census, 2023 Estimates & 2028 Projections

Calculated using TAS Retrieval Retrieval

Apr 17, 2024



Latitude: 39.595951

Longitude: -104.891121

Arapahoe Marketplace Greenwood Village, CO		1.00 Mile Radius	3.00 Mile Radius	5.00 Mile Radius
Population	Q4 2023 Estimated Population	12,470	89,310	245,708
	2028 Projected Population	13,090	92,168	249,705
	2010 Census Population	11,064	77,321	213,958
	2000 Census Population	11,276	71,923	190,413
	1990 Census Population	8,851	59,951	140,611
	Historical Annual Growth 1990 to 2000	2.45%	1.84%	3.08%
	Historical Annual Growth 2000 to 2010	-0.19%	0.73%	1.17%
	Estimated Annual Growth 2010 to 2023	0.87%	1.05%	1.01%
	Projected Annual Growth 2023 to 2028	0.97%	0.63%	0.32%
	Median Age	39.6	40.6	40.2
Households	Q4 2023 Estimated Households	5,391	37,990	103,176
	2028 Projected Households	5,666	39,166	104,865
	2010 Census Households	4,945	32,513	90,150
	2000 Census Households	4,739	27,452	75,864
	1990 Census Households	3,379	20,999	54,450
	Historical Annual Growth 1990 to 2000	3.44%	2.72%	3.37%
	Historical Annual Growth 2000 to 2010	0.43%	1.71%	1.74%
	Estimated Annual Growth 2010 to 2023	0.63%	1.14%	0.99%
	Projected Annual Growth 2023 to 2028	1.00%	0.61%	0.33%
	Population per Household	2.27	2.32	2.36
Population by Race	White	67.7%	74.9%	72.1%
	Black or African American	3.1%	2.3%	4.2%
	Asian & Pacific Islander	12.5%	8.9%	7.6%
	Other Races	6.9%	5.3%	5.3%
	Hispanic Population	9.8%	8.6%	10.8%
Income	Average Household Income	\$137,476	\$164,673	\$151,076
	Median Household Income	\$102,620	\$119,568	\$108,616
	Per Capita Income	\$60,501	\$70,593	\$63,863
Education (Age 25+)	Elementary	1.7%	0.9%	1.0%
	Some High School	1.5%	1.3%	2.0%
	High School Graduate	7.3%	10.0%	11.8%
	Some College	16.4%	14.3%	16.9%
	Associates Degree Only	6.4%	6.1%	6.3%
	Bachelors Degree Only	40.7%	39.2%	37.4%
	Graduate Degree	26.1%	28.2%	24.7%
Business	Number of Businesses	1,930	8,705	15,245
	Total Number of Employees	28,399	122,096	190,106
	Employees per Business	14.72	14.03	12.47
	Residential Population per Business	6.46	10.26	16.12

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