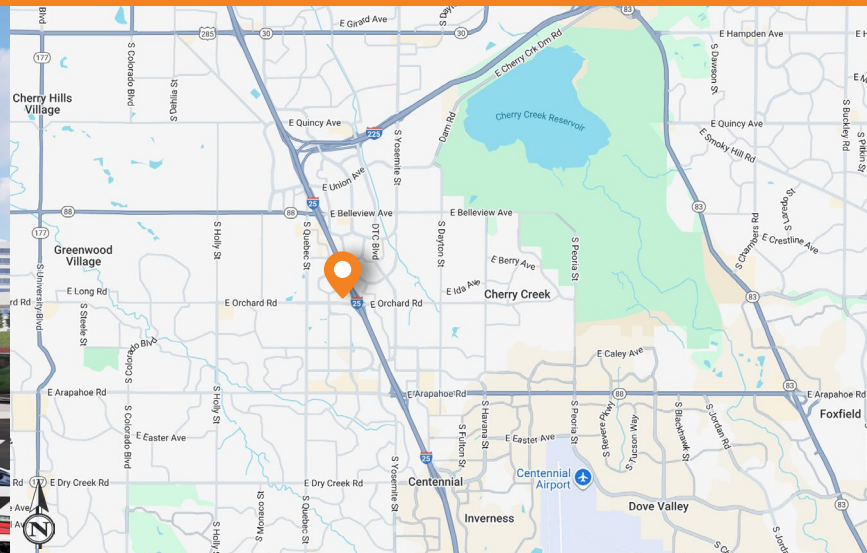


THE ORCHARD

I-25 & ORCHARD ROAD, GREENWOOD VILLAGE, CO



SHOP SPACE AVAILABLE FOR LEASE

PROPERTY HIGHLIGHTS

• **ORGANIC GROCER!**

- Rare pad and small shop opportunity in DTC
- Well located at I-25 & Orchard Road.
- Trade area has strong residential and daytime demographics.
- Q4 2027 delivery.

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TRAFFIC COUNTS

On I-25 north of Orchard Rd 294,996 CPD

On I-25 south of Orchard Rd 286,339 CPD

On Orchard west of I-25 33,247 CPD

Source: CDOT 2026

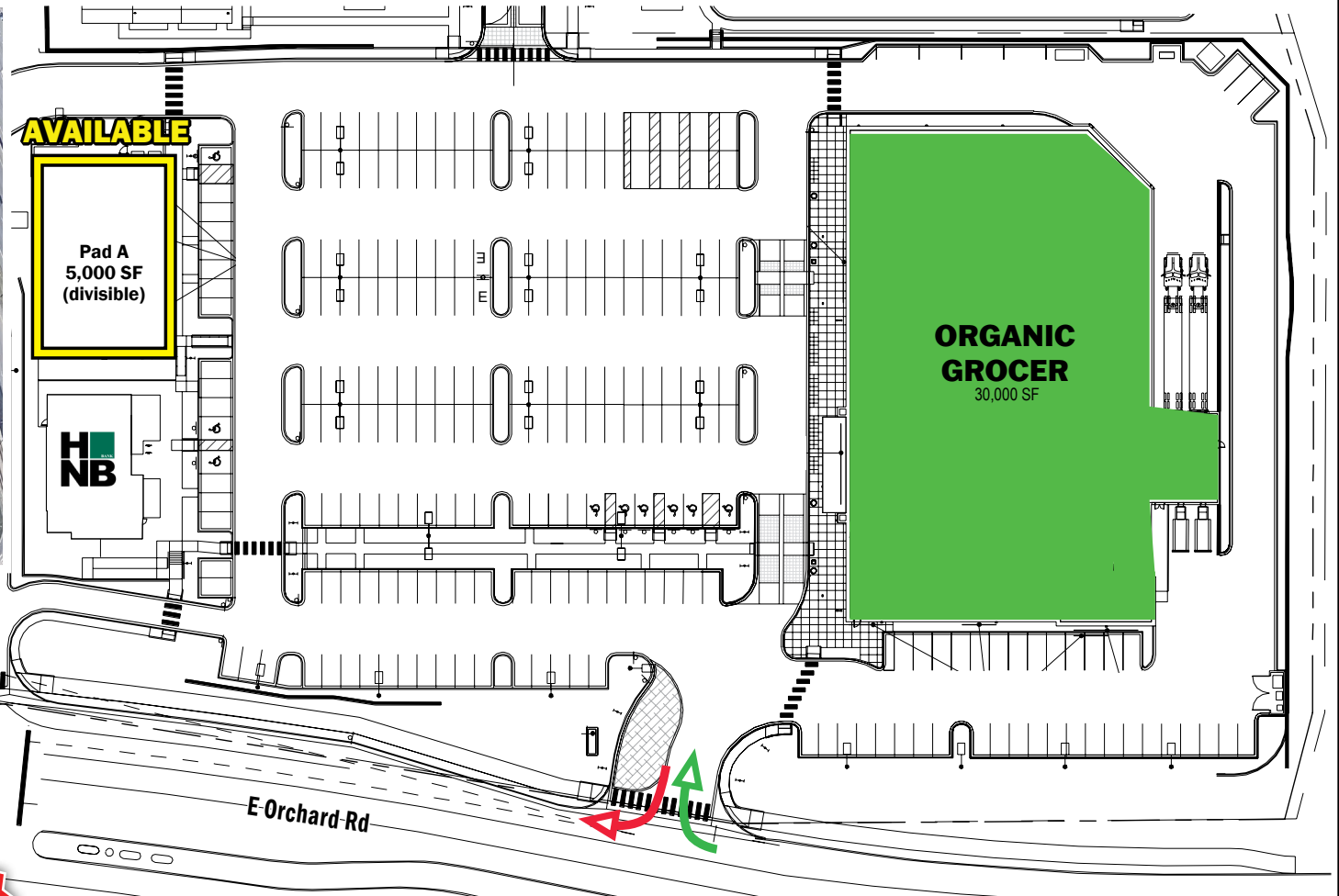
DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
POPULATION	10,458	93,505	304,328
AVERAGE HH INCOME	\$172,486	\$186,306	\$165,249
BUSINESSES	3,961	11,106	22,779
EMPLOYEES	60,577	143,333	248,863

Source: Applied Geographic Solutions, 2026 Estimates

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RETAIL BROKERAGE



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