ORCHARD PLAZA

8775 E. Orchard Road, Greenwood Village, Colorado, 80111



CONTACT US

Derek Henry
Director of Leasing | 303-336-0293
dhenry@gartproperties.com

Autumn Miller-Davidson
Administration Director | 303-270-0359
amiller@gartco.com

GARTPROPERTIES.COM

GART PROPERTIES

PROPERTY HIGHLIGHTS

- Located just a 1/4 mile from I-25 via Orchard Road exit.
- Strong visibility from both Orchard Rd. & Yosemite St.
- Great retail & flex showroom opportunity in tight Denver Tech Center (DTC) sub-market.
- Over 550 apartments within 1 mile.
- Below market NNN's for DTC trade area ($9.77 PSF).

FEATURED SPACES

Suite 701
2,087 SF

Suite 809
4,997 SF

Suite 514
5,041 SF
Subdividable to 3,207 SF and 1,834 SF

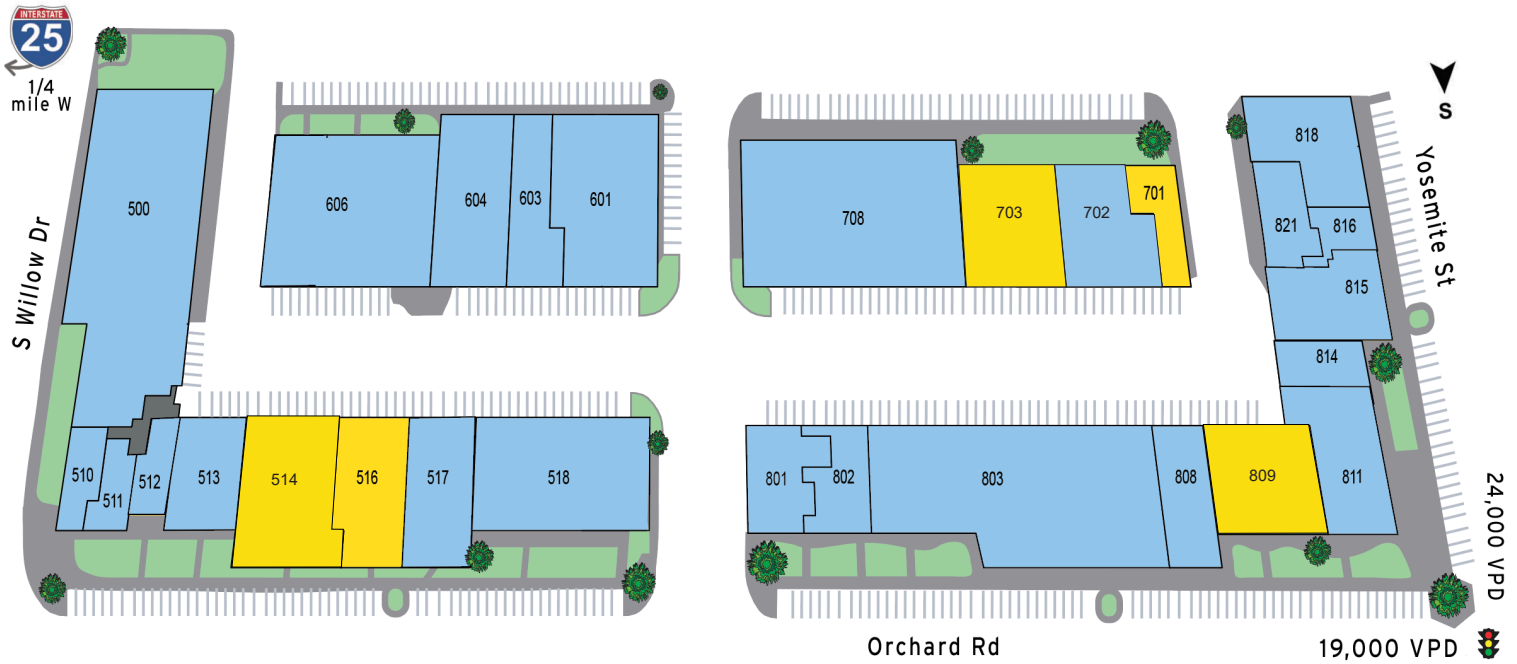
Suite 703
6,671 SF
Subdividable to 3,254 and 3,417 SF

JOIN THESE TENANTS

ORCHARD PLAZA

GART PROPERTIES

8775 E. Orchard Road, Greenwood Village, Colorado, 80111



500	Primrose School	20,060 SF
510	Starbucks	1,500 SF
511	State Farm	1,067 SF
512	Radiant Waxing	1,610 SF
513	Dr. Straffon Orthodontics	3,177 SF
514	AVAILABLE	5,041 SF
516	AVAILABLE	4,728 SF
517	Pella Windows & Doors	3,459 SF
518	Jalan Spa/Mama Kim Wellness Kitchen	8,046 SF
601	Dogtopia	8,082 SF
603	Sierra Pacific Windows	2,996 SF
604	Health Images	6,610 SF
606	Viking Power Fitness	11,444 SF
701	AVAILABLE	2,087 SF

702	Planned Parenthood	4,521 SF
703	AVAILABLE	6,671 SF
708	MCI Metro Office	15,713 SF
801	Snarfs Sandwiches	2,947 SF
802	FedEx Office	2,381 SF
803	Specialty Appliance	15,183 SF
808	Specialty Appliance Outlet	3,309 SF
809	AVAILABLE	4,997 SF
811	Spice Trade Brewing Co	5,662 SF
814	Beauty Candy Aesthetics	1,335 SF
815	Paragon Health	3,185 SF
816	Tip-To-Toe Nail Salon	1,620 SF
818	Greenwood Village Veterinary Clinic	5,620 SF
821	Cosmic Tea	2,613 SF

ORCHARD PLAZA

8775 E. Orchard Road, Greenwood Village, Colorado, 80111

GART PROPERTIES







2026 DEMOGRAPHICS

	1-Mile	3-Mile	5-Mile
Daytime population	53,674	189,043	379,511
Population	10,337	84,883	258,579
Median HH Income	$103,495	$100,270	$86,668
Education (Bachelors)	36.6%	38.2%	34.2%
Traffic Counts (Two Way)	19,000 cars per day on Orchard Rd 24,000 cars per day on Yosemite St		

SUB-MARKET DATA

City/County: Greenwood Village, Arapahoe

Zoning: M-C with entertainment overlay

ORCHARD PLAZA

GART PROPERTIES

8775 E. Orchard Road, Greenwood Village, Colorado, 80111



SURROUNDING

Gart

GART PROPERTIES

240 Saint Paul St, Suite 200, Denver, Colorado 80206

GARTPROPERTIES.COM

Gart Properties is a fully integrated real estate organization with a focus on leveraging our resources to achieve an asset's full potential. With perseverance and creativity, we unlock unrealized value in our investments. Our portfolio of properties includes office buildings, resort properties, residential developments, and more than 2 million square feet of retail shopping centers.

DEREK HENRY
Director of Leasing
dhenry@gartproperties.com
303-336-0293

AUTUMN MILLER-DAVIDSON
Administration Director
amiller@gartco.com
303-270-0359

