DESTINATION DENVER COLORADO · RELOCATION GUIDE

Moving to Greenwood Village, Colorado

The honest version: the trade-offs, the costs that surprise people, where buyers actually land, and how to plan a move from another state.

By Jimmy Everetts · Destination Denver Colorado

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THE SHORT ANSWER

> Greenwood Village is a small home-rule city in Arapahoe County, about nine miles south of downtown Denver, with roughly 15,500 residents and, per the city, a daytime business population of about 38,500 because much of the DTC sits inside its limits. It suits buyers who want Cherry Creek schools, a short drive to the DTC, light rail on I-25, one of the metro's best concentrations of nice restaurants, and either a large lot on the horse-trail west side or a condo in the Landmark towers. It suits people less well if they are shopping for a first home, want nightlife past 9 p.m., or want a neighborhood with no HOA and no design review.

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Is Greenwood Village the right fit for you?

Greenwood Village is home to the Denver Tech Center, and that one fact explains most of the city. The DTC is in your backyard: not just the companies that operate there and the flexibility to get there quickly, but some of the best restaurants Denver has to offer. It is not a nightclub kind of evening; if you are into great steakhouses and really good restaurants, the DTC is filled with them, and the towers against the mountains make a pretty backdrop. The other big key is schools. Cherry Creek School District is a big item for people thinking about Greenwood Village, and its headquarters and flagship high school are both inside the city.

Here's the shape of it. Greenwood Village incorporated in September 1950 after 138 residents voted 74 to 64 to form a town, to protect their pastoral way of life from development creeping south from Denver. It took a home rule charter in 1968 and then annexed the business parks along I-25, including the Denver Technological Center and Greenwood Plaza, after the 1974 Poundstone Amendment froze Denver's boundaries. That strategy is why Centennial exists: the unincorporated neighbors incorporated in 2001 rather than keep losing their tax base. Today the city covers about 8.3 square miles, is hemmed in by neighboring cities, and runs its own police, public works and parks.

The result is a city with two personalities. West of I-25, Greenwood Village protects what the city calls its rural elements: multi-acre estates, equestrian parks, horse crossings and soft-surface trails. East of I-25 you get the DTC's towers, the Landmark high-rises, Fiddler's Green and suburban subdivisions running to the edge of Cherry Creek State Park.

Why people choose Greenwood Village

- The Denver Tech Center and Greenwood Plaza business parks are inside the city; roughly 2,750 businesses operate here
- Cherry Creek School District, with Cherry Creek High School and the district headquarters in the city
- Two light rail stations inside the city, Orchard and Arapahoe at Village Center, with Belleview on the north edge
- Luxury lot sizes. A half acre is not rare here, and the west side goes much larger
- Cherry Creek State Park next door, the High Line Canal through the west side, about 47 miles of trails in all
- Among the lowest city mill levies in the metro, because sales and use tax covers most of the budget

What gives people pause

- Price. You are going to have to bring some cash, and there is not a lot of starter inventory; a first-time buyer may find a condo or townhome.
- HOAs. Many neighborhoods have strict rules, and even small exterior changes can need approval.

- Nightlife. Great restaurants, but the town goes quiet about 9 p.m. as they close.
- Mailing addresses lie. Much of the city carries an Englewood postal address (80111 and 80112), shared with parts of Centennial and unincorporated Arapahoe County.
- Voters do not want density. A 2017 measure to redevelop the business park around the Orchard station with homes and shops lost about three to one.

Where is Greenwood Village, and how do you get around?

Greenwood Village sits immediately south of Denver and Cherry Hills Village, with Centennial wrapping its south and east sides and Englewood and Littleton to the west. I-25 runs through the east half, I-225 splits off at the northeast corner, and Belleview, Orchard and Arapahoe are the east-west arteries. Elevation is about 5,630 feet.

- **Into the Tech Center:** For most of the city this is a surface-street drive of a few minutes. From the west side, Belleview or Orchard east to I-25.
- **Into downtown Denver:** I-25 north, about nine miles. Off-peak it's a quick run; at rush hour, expect traffic at the I-25 and I-225 interchange.
- **Light rail:** Orchard station has a pedestrian bridge over I-25 to the DTC Parkway offices and a small 48-space lot. Arapahoe at Village Center, next to Fiddler's Green, has an 817-space park-and-ride. Belleview station on South Quebec is a Denver address but serves the north end of the DTC. As of fall 2026 the corridor is served by the E Line (Union Station to RidgeGate Parkway), the R Line (Aurora via I-225) and the temporary T Line RTD added during its Downtown Rail Reconstruction Project. Check RTD before you count on a specific line.
- **The airport:** I-25 to I-225 to I-70, or E-470 from the east side for a toll.
- **The mountains:** The south-metro advantage. From the south you don't have to live west of I-25 to get to the Rockies quickly: C-470 heads west toward US 285, or you can ride it all the way up to I-70.

What are Greenwood Village's neighborhoods like?

Greenwood Village is really two cities split by I-25. West to east:

The west side: University to Holly

The original Greenwood Village, and the reason the city exists. Multi-acre estates, custom homes on big lots, and a trail network built for horses as much as people: Rollin D. Barnard and Alexander Lane equestrian parks, equestrian trails along Colorado Boulevard and Monaco, a horseback-only crossing of Little Dry Creek and an equestrian crossing of Greenwood Gulch. The High Line Canal Trail runs 5.47 miles through this side, past the 59-acre Marjorie Perry Nature Preserve, in what the city's preserve page calls "rural Greenwood Village."

The Preserve

A planned community on the south half of the old Greenwood Ranch, between Holly and the canal; the city's history page notes it sits on the ranch land that gave the city its name. Large homes and an HOA.

The Orchard Road core and the Cherry Creek campus

Between I-25 and Dayton, along Orchard Road and Union Avenue, where the city's civic life sits: Silo Park and Tommy Davis Park on East Orchard, the 25-acre Village Greens Park with a trail into Cherry Creek State Park, and the 80-acre Cherry Creek High School campus on East Union, across the street from the state park, with Campus Middle School and Belleview Elementary adjacent. Established subdivisions such as Sundance Hills fill in around them. Expect construction on the high school campus off Union Avenue through 2028 while the West Building is rebuilt.

Cherry Creek Vista and the east edge

South of Orchard along Havana and Cherry Creek Drive, up to the state park. The Cherry Creek Vista Park and Recreation District, a special district, owns a pool, seven tennis courts, six parks and six playgrounds for these neighborhoods.

Greenwood Plaza and the Denver Tech Center

The business parks along I-25 between Belleview and Arapahoe. Mostly where you work, with a small residential layer growing nearby: a long-vacant DTC office building that Shea Properties, the DTC's owner, was converting to affordable apartments as of September 2025. Office vacancy remained elevated as of 2023, and as of February 2026 a developer has proposed replacing a Denver-side DTC office building with about 660 apartments. Belleview Station, at the Belleview light rail stop, is also Denver; check which city a Quebec Street address is in.

The Landmark

At Belleview and I-25, the closest thing Greenwood Village has to a downtown: two condo towers totaling 271 units and a retail center with Comedy Works South and a cluster of restaurants. Landmark is one of my favorite spots: a lot of great restaurants, very convenient. Two cautions. The Landmark Theatre's landlord sued over unpaid rent in late 2023, so confirm what's open. And the city approved the Village at Landmark in December 2025, about 90 single-family homes by Century Communities south of the towers; check the city for the construction schedule.

What does it cost to own a home in Greenwood Village?

Know the whole monthly payment, not just the price. Greenwood Village-specific points:

- **Property tax** — The Arapahoe County Assessor values property and the Treasurer collects. The city's own mill levy is one of the lowest in the metro; most of a bill goes to schools, the county and special districts. Pull the taxing authorities for the address from the Assessor's property search.

- **HOA** — Common on both sides of I-25, and the rules tend to be strict; even minimal exterior changes can need review. Get the covenants, design guidelines and dues before you offer. The Landmark towers carry high-rise condo dues on top.
- **Special districts** — Cherry Creek Vista homes pay into their own park and recreation district. Water and sanitation districts vary by address.
- **Insurance** — Hail, not wildfire, is the biggest driver of Colorado premiums, per Denver Gazette reporting (August 2026) on Division of Insurance data.
- **Sales tax** — Greenwood Village collects its own city sales tax, with state, county, RTD and cultural district tax layered on; the city's Sales Tax page has the combined rate. More than 60 percent of city revenue is sales and use tax and about 6 percent is property tax, which is how it funds a full police department and plows every residential street on a tiny levy.
- **Housing-age costs** — Much of the city's housing is decades old: roofs, sewer lines, windows and electrical panels need a careful inspection.

What kinds of homes are in Greenwood Village?

The city counts about 6,900 housing units, most of them detached single-family homes, 64 percent owner-occupied. The city describes its mix as urban lofts and condominiums, single-family homes and multi-acre estates: custom homes on half-acre to multi-acre lots on the west side, subdivision homes east of I-25, and condos and townhomes at the Landmark. Lot size is the differentiator from every neighbor; a half acre is not rare here. What there is very little of is a starter home.

How do schools work in Greenwood Village?

Most of the city is in the Cherry Creek School District, about 55,000 students in 69 schools, headquartered on South Yosemite Street in Greenwood Village. Cherry Creek High School, opened in 1955, is the district's oldest high school and one of the largest in the state, with about 3,850 students; Campus Middle School and Belleview Elementary are adjacent. A western portion of the city is in Littleton Public Schools, a much smaller district with three high schools. The line doesn't follow any road you'd guess, so confirm the assigned schools for the exact address with each district's locator tool.

Two things to know. Cherry Creek High School is mid-rebuild: voters approved a bond in November 2024, the old district administration buildings on the campus came down in spring 2026, and two new buildings replacing the 1955 West Building are due in summer 2028, with a second phase riding on a possible 2028 bond. And Cherry Creek's School Choice window runs December 1 to May 31 and ranks in-district residents ahead of out-of-district families; charters such as Cherry Creek Academy and Heritage Heights Academy have their own application process.

What is there to do in Greenwood Village?

Parks, trails and open space

The city maintains 31 parks on about 280 acres, another 186 acres of open space and roughly 47 miles of trails and paths. Westlands Park, 28 acres on South Quebec, has three playgrounds, a summer water feature, pickleball and basketball courts and a pond, and has been named the metro's top playground more than once. Village Greens Park has the ball fields, a trail into Cherry Creek State Park and a pump track scheduled to open October 27, 2026.

Cherry Creek State Park borders the city on the east: 3,346 acres, an 880-acre reservoir with a swim beach and boat rentals, 35 miles of multi-use trails open to horses, a shooting range and a campground, run by Colorado Parks and Wildlife. A park pass is required; check CPW for fees. On the west side, the High Line Canal Conservancy rates the gravel stretch from the Orchard Road trailhead to Belleview as some of the best Front Range views and wildlife watching.

Events and the arts

Fiddler's Green Amphitheatre, an 18,000-capacity outdoor venue open since 1988, is owned by the nonprofit Museum of Outdoor Arts and operated by AEG; the season runs roughly May through September, a short walk from Arapahoe at Village Center station. MOA is headquartered at Marjorie Park, the sculpture park connected to the amphitheatre. The Curtis Center for the Arts, in the 1914 Curtis School where the city's founders met, has two free galleries and art classes.

Food and drink

Greenwood Village is what Jimmy calls the hub of nice restaurants in the Denver area. The steakhouses and white-tablecloth rooms cluster in the DTC and at the Landmark, and the city created an entertainment district in 2019 to push older strip retail toward restaurants and bars. It is a dinner town, not a late-night town.

Three places to start

- **The Landmark on a Friday night** — dinner, then Comedy Works South. The best way to understand what "hub of nice restaurants" means, and to see the condo-tower version of the city.
- **Westlands Park** — the playground, the water feature and the families. The suburban side of the city in one stop.
- **The High Line Canal at the Orchard Road trailhead** — walk south past the Marjorie Perry preserve and the horse crossings. This is the Greenwood Village the 1950 founders were protecting.

Who are the big employers in and near Greenwood Village?

The Denver Tech Center, split between Greenwood Village and Denver along I-25 between I-225 and Arapahoe Road, holds about 35,000 workers and more than a thousand companies on 908 acres owned by Shea Properties, as of 2023. The city's 2026 budget lists its largest employers as Charter Communications, Empower Retirement, CoBank, Fidelity Brokerage Services, Merrick & Co, Cherry Creek School District, Air Methods, Brookdale and the city itself. Red Robin, CSG, Xanterra and Newmont are among the companies based in the city.

How does Greenwood Village compare with nearby areas?

- **Greenwood Village vs. Centennial** — Centennial is the Goldilocks pick on price: cheaper than Greenwood Village and, in Jimmy's view, nicer than Aurora, with much of it in Cherry Creek schools and the same commute. Greenwood Village has the restaurants, Fiddler's Green, the big lots and much of the DTC.
- **Greenwood Village vs. Cherry Hills Village** — The neighbor to the north is smaller still and all large-lot residential.
- **Greenwood Village vs. Englewood** — Englewood is urban grit meets neighborhood charm: 1940s bungalows, South Broadway nightlife that few suburbs have, Swedish and Craig hospitals, a transit jackpot, and the inconsistent streetscape and aging infrastructure that come with it.
- **Greenwood Village vs. Highlands Ranch and Lone Tree** — Farther south, newer, master-planned, HOA-policed to the inch, with metro district taxes and about 45 minutes to downtown in traffic. Greenwood Village is older, closer in and far less uniform.

A lender's take on Greenwood Village

Greenwood Village is home to the Denver Tech Center, and that is both the pitch and the whole story. You've got DTC right there in your backyard, Cherry Creek schools, acres of open space and trail connectors with Cherry Creek State Park and the High Line Canal, and luxury homes on luxury lots where a half acre is not rare. It's a pretty place to look at, too, with those towers against the mountains.

The honest trade is price and rules. Your price points will be higher, and you are going to have to bring some cash. There's not a lot of starter inventory, so a first-time buyer is looking at a condo or townhome. Many neighborhoods have strict HOAs, and even minimal changes to your house may need to be reviewed. And it goes quiet about 9 p.m. as the restaurants close.

Buying in Greenwood Village: what to do first

1. **Get pre-approved** before you tour, with the full picture of your cash to close.

2. **Confirm the address is actually in Greenwood Village.** Englewood ZIP codes cover much of the city and parts of Centennial, Cherry Hills Village and the county.
3. **Pull the taxing authorities for the exact parcel** from the Arapahoe County Assessor, then price the whole payment with HOA dues and insurance.
4. **Get the HOA covenants and design guidelines before you offer.** If you plan to add a garage, a fence or a different roof color, find out now whether you can.
5. **Confirm the assigned schools** with the Cherry Creek or Littleton locator tool, and note the School Choice window if you want a different Cherry Creek school.
6. **Veterans:** a VA loan can work on a Landmark condo, a west-side ranch or a new build at the Village at Landmark. For a condo, ask whether the project is VA-approved before you write the offer.

Frequently asked questions

Is Greenwood Village part of Denver?

No. Greenwood Village is its own home rule city in Arapahoe County, incorporated in 1950, about nine miles south of downtown Denver. It has its own council, police department, parks department and sales tax, and it borders Denver and Cherry Hills Village on the north.

Why do Greenwood Village addresses say Englewood?

The U.S. Postal Service assigned Englewood as the postal city for ZIP codes 80111 and 80112, which cover much of Greenwood Village as well as parts of Centennial, Cherry Hills Village and unincorporated Arapahoe County. The mailing address does not tell you which city governs the property; check the county assessor or the city.

What school district is Greenwood Village in?

Most of the city is in the Cherry Creek School District, which is headquartered in Greenwood Village and runs Cherry Creek High School there. A western portion is in Littleton Public Schools. Confirm the assigned schools for a specific address with the district's locator tool before you buy.

Is there light rail in Greenwood Village?

Yes. Orchard station and Arapahoe at Village Center station are inside the city along I-25, and Belleview station sits on the north edge at a Denver address. As of fall 2026 the corridor is served by RTD's E and R Lines plus the temporary T Line; check RTD for current service.

Is the Denver Tech Center in Greenwood Village?

Much of it. The DTC straddles the Greenwood Village and Denver line along I-25 between I-225 and Arapahoe Road, and the DTC Identity Monument is on the Greenwood Village side. The city counts a daytime business population of about 38,500, against about 15,500 residents.

Does Greenwood Village have a downtown?

Not a traditional one. The Landmark at Belleview and I-25, with its condo towers, restaurants and Comedy Works South, is the closest thing, and the city created an entertainment district in 2019 around the DTC's retail. Voters rejected a denser mixed-use redevelopment around the Orchard station in 2017.

Are there horse properties in Greenwood Village?

Yes. The west side of the city, between University Boulevard and Holly Street, keeps multi-acre lots, two city equestrian parks, equestrian trails and equestrian creek crossings, and the High Line Canal and Cherry Creek State Park trails are open to riders.

Sources

Guide reviewed October 24, 2026, and reviewed again twice a year.

- Greenwood Village, Colorado (2020 population, home rule, incorporation, land area, elevation, Poundstone Amendment and annexations, Centennial's 2001 incorporation, deannexations, Cherry Creek and Littleton districts, companies based in the city, ZIP codes)
- City of Greenwood Village: About Us (8.3 square miles, 1950 incorporation and 1968 charter, 15,691 residents in 2020, daytime business population of about 38,500, 6,922 housing units, 31 parks on 280 acres, 186 acres of open space, 47 miles of trails, 224 lane miles, 264 employees)
- City of Greenwood Village: Village History (Greenwood Ranch, Curtis School meeting, September 1950 vote of 74 to 64 among 138 voters, farms and dairies, Horseshoe Park and the Preserve on the ranch land)
- City of Greenwood Village: 2026 Annual Operating and Capital Improvement Budget (9 miles south of downtown, 15,485 residents, 2,750 businesses, annexation of DTC and Greenwood Plaza, housing mix and 64 percent owner-occupied, preservation of rural elements, equestrian parks, three light rail stations, mill levy among the lowest in the metro, sales and use tax over 60 percent and property tax about 6 percent of revenue, major employers)
- City of Greenwood Village: Budget and Financial Reports (2026 budget adopted November 3, 2025)
- City of Greenwood Village: Property Tax (Arapahoe County assesses and collects; city levy among the lowest in the metro; most of the bill goes to schools, county and districts)
- City of Greenwood Village: Sales Tax (city sales tax remitted directly to the city; rate on page; state, county, RTD and cultural district layered on)
- City of Greenwood Village: Snow and Ice Control (all 224 lane miles plowed; emergency routes, then mains, then residential streets and cul-de-sacs)
- City of Greenwood Village: Police Department
- City of Greenwood Village: Parks, Trails and Open Space (approximately 40 miles of trails, 5.47 miles of High Line Canal Trail, equestrian parks, equestrian trails and crossings, park list)
- City of Greenwood Village: Westlands Park (28 acres, playgrounds, water feature, courts, awards)
- City of Greenwood Village: Village Greens Park (25 acres, fields, trail to the state park)
- City of Greenwood Village: Marjorie Perry Nature Preserve (59 acres along the High Line Canal south of Belleview, rural Greenwood Village)
- City of Greenwood Village: Curtis Center for the Arts (former Curtis School, opened 1914; two galleries; free exhibits)

- City of Greenwood Village homepage (Village Greens Pump Track grand opening October 27, 2026; CCHS rebuild updates)
- City of Englewood: ZIP Code Clarification (80111 and 80112 cover Greenwood Village, Centennial, Cherry Hills Village and unincorporated Arapahoe and Douglas counties; USPS designated Englewood mailing addresses)
- Denver Tech Center (Denver and Greenwood Village along I-25 between I-225 and Arapahoe Road; 908 acres; 35,000 workers and 1,000-plus companies; Shea Properties; tenants; DTC Identity Monument in Greenwood Village; 2023 vacancy)
- Axios Denver: Top facts about the fast-growing Denver Tech Center (April 2023; entertainment district created 2019)
- Denverite via CPR: DTC converting empty offices into apartments (September 2025; Shea Properties affordable conversion of a long-vacant DTC office building)
- Hoodline: DTC office tower faces wrecking ball as 660 apartments move in (February 2026; Trammell Crow Residential proposal at 7601 E. Technology Way, Denver)
- Naked Denver: Greenwood Village approves Landmark housing development (December 2025; Village at Landmark, about 90 homes by Century Communities on 13.1 acres south of the Landmark towers)
- Denverite: Landmark retail center sold (East West Partners; 271-unit condo project; Landmark Theatre, Hapa Sushi, Comedy Works and restaurants)
- BusinessDen: Landmark Theatre landlord sues over unpaid rent (December 2023)
- Comedy Works: locations (Comedy Works South at 5345 Landmark Place, Greenwood Village)
- CBS Colorado: Voters say no to Greenwood Village development (June 2017; Orchard station redevelopment rejected 4,613 to 1,479)
- Orchard station (Greenwood Village; 5652 Greenwood Plaza Boulevard; E, R and T Lines; 48 spaces; pedestrian bridge over I-25)
- Arapahoe at Village Center station (Greenwood Village; 8800 East Caley Avenue; E, R and T Lines; 817 spaces; Fiddler's Green)
- Belleview station (Denver; 4855 South Quebec Street; E and R Lines; 59 spaces; Belleview Station development)
- E Line (RTD) (Union Station to RidgeGate Parkway; station list; June 2026 Downtown Rail Reconstruction changes, H Line suspension and temporary T Line)
- RTD: Final September 2026 service changes (R Line and T Line adjustments)
- Fiddler's Green Amphitheatre (Greenwood Village; 18,000 capacity; opened 1988; owned by Museum of Outdoor Arts, operated by AEG; May to September season)
- Museum of Outdoor Arts (founded 1981; headquarters moved to Marjorie Park at Fiddler's Green in 2022; no indoor galleries since 2022)
- Cherry Creek State Park (3,346 acres, 880-acre reservoir, 35 miles of multi-use trails, swim beach, shooting range, camping, Colorado Parks and Wildlife)
- High Line Canal (about 60 miles of trail; 2024 transfer of a 45-mile segment to Arapahoe County; surfaces; equestrian use)
- High Line Canal Conservancy: Segment 12, Greenwood Village (Orchard Road trailhead to Belleview; crusher-fine gravel; some of the best Front Range views and wildlife watching)
- Cherry Creek Vista Park and Recreation District (pool, seven tennis courts, pickleball, six parks and playgrounds; Greenwood Village and Englewood-addressed parks)
- Cherry Creek School District (headquarters at 4700 South Yosemite Street, Greenwood Village; about 55,000 students and 69 schools; communities served; Belleview, Greenwood and Cottonwood Creek elementaries, Campus and West middle

schools; charters)

- Cherry Creek High School (9300 East Union Avenue, Greenwood Village; opened 1955; 3,852 students; 80-acre campus across from Cherry Creek State Park; Campus Middle and Belleview Elementary adjacent)
- Cherry Creek High School Rebuild: Bond Project (2024 bond; two new buildings replace the 1955 West Building; spring 2026 demolition of district buildings; summer 2028 completion; Phase II depends on a possible 2028 bond)
- Cherry Creek Schools: 2024 Bond Projects Break Ground (bond passed by voters in November 2024)
- Denver7: Cherry Creek School District asking voters for 950 million dollar bond (October 2024)
- Cherry Creek Schools: School Choice Application (window, priority order, charters outside School Choice)
- Littleton Public Schools (serves portions of Greenwood Village; three high schools)
- Denver Gazette: Prettiest Denver suburbs see home insurance premiums soar with wildfire risk (August 2026; hail as the top driver per the Colorado Division of Insurance)
- Destination Denver Colorado: Denver South Suburbs Exposed: Englewood to Castle Rock (July 2025)
- Destination Denver Colorado: Is Living in Centennial Colorado the Right Move for You? (September 2026; Jimmy on Greenwood Village restaurants and the Landmark)

A note from Jimmy

I'm a mortgage loan originator with the Everetts Lending Team at Edge Home Finance, licensed across Colorado, and I make these guides because the first thing most people need isn't a loan; it's a straight answer about where they're going. When you're ready to talk numbers, or you just want a second opinion on a neighborhood, reach out.

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