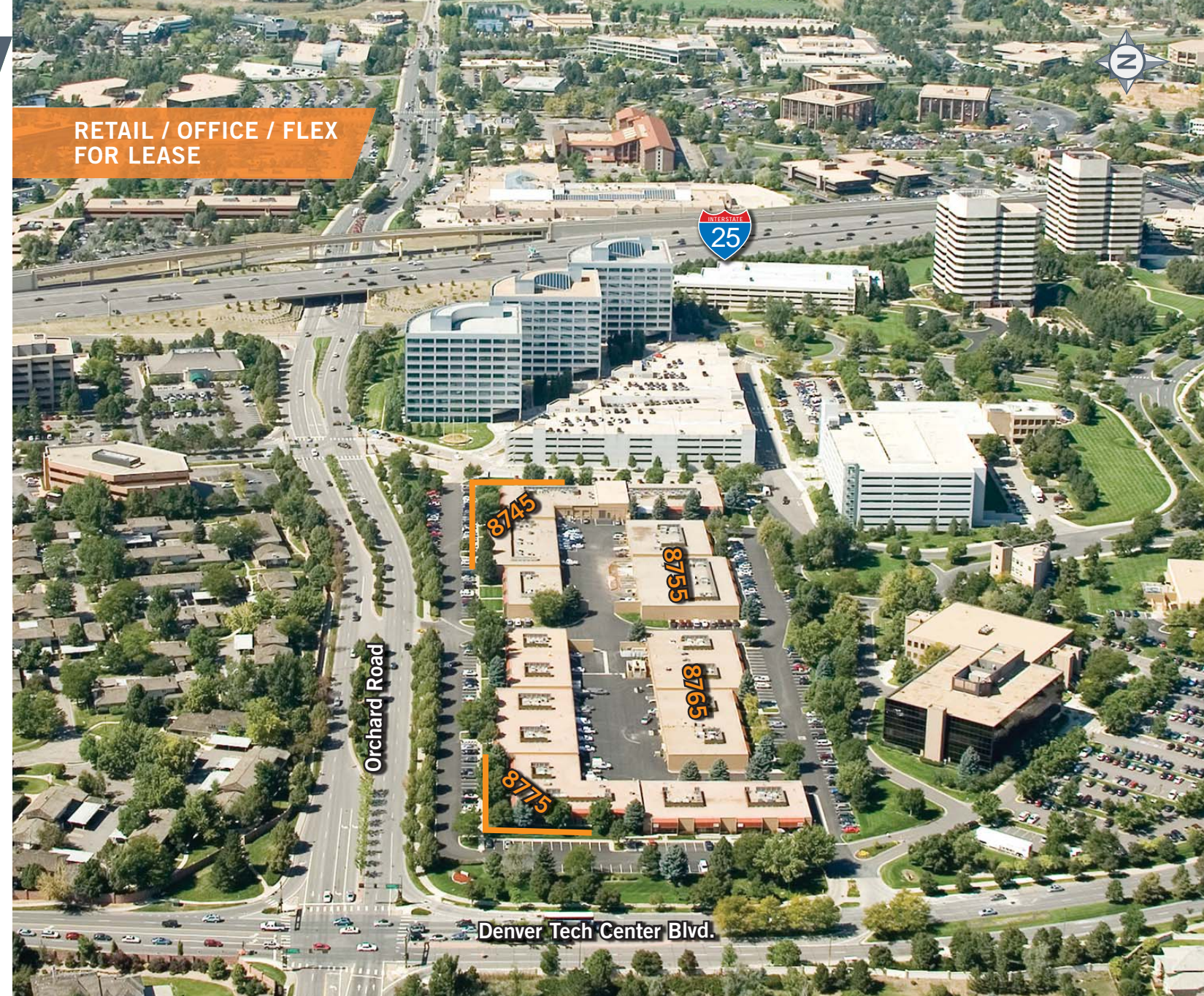


Orchard Plaza

8745-8775 EAST ORCHARD ROAD | GREENWOOD VILLAGE, CO

Cassidy Turley
Commercial Real Estate Services



RETAIL / OFFICE / FLEX
FOR LEASE

Demographics

Radius	1 Mile	3 Miles	5 Miles
Population	8,468	79,948	237,339
Average HH Income	\$127,071	\$118,206	\$104,674
Daytime Population	39,005	108,117	194,386

Courtesy of CoStar, 2010

Traffic Counts

Street	Cross Street	VPD
East Orchard	South Yosemite	22,020
South Yosemite	South DTC Blvd.	26,780
East Orchard Road	Greenwood Plaza Blvd.	35,710

Courtesy of CoStar, 2009 - 2010

Listing # L22371

For more information, please contact:

David Fried
303.312.4247
david.fried@cassidyurley.com

Robert Hudgins
303.575.1547
robert.hudgins@cassidyurley.com

Dan Miller
303.312.4272
dan.miller@cassidyurley.com

Cassidy Turley Colorado
1515 Arapahoe Street, Suite 1200
Denver, CO 80202
T 303.292.3700
F 303.534.8270

cassidyurley.com/colorado

The information contained herein has been obtained from sources we deem reliable, however the accuracy thereof cannot be guaranteed. Any information deemed pertinent should be verified prior to purchase or lease.

Orchard Plaza

8745-8775 EAST ORCHARD ROAD | GREENWOOD VILLAGE, CO

Cassidy Turley
Commercial Real Estate Services

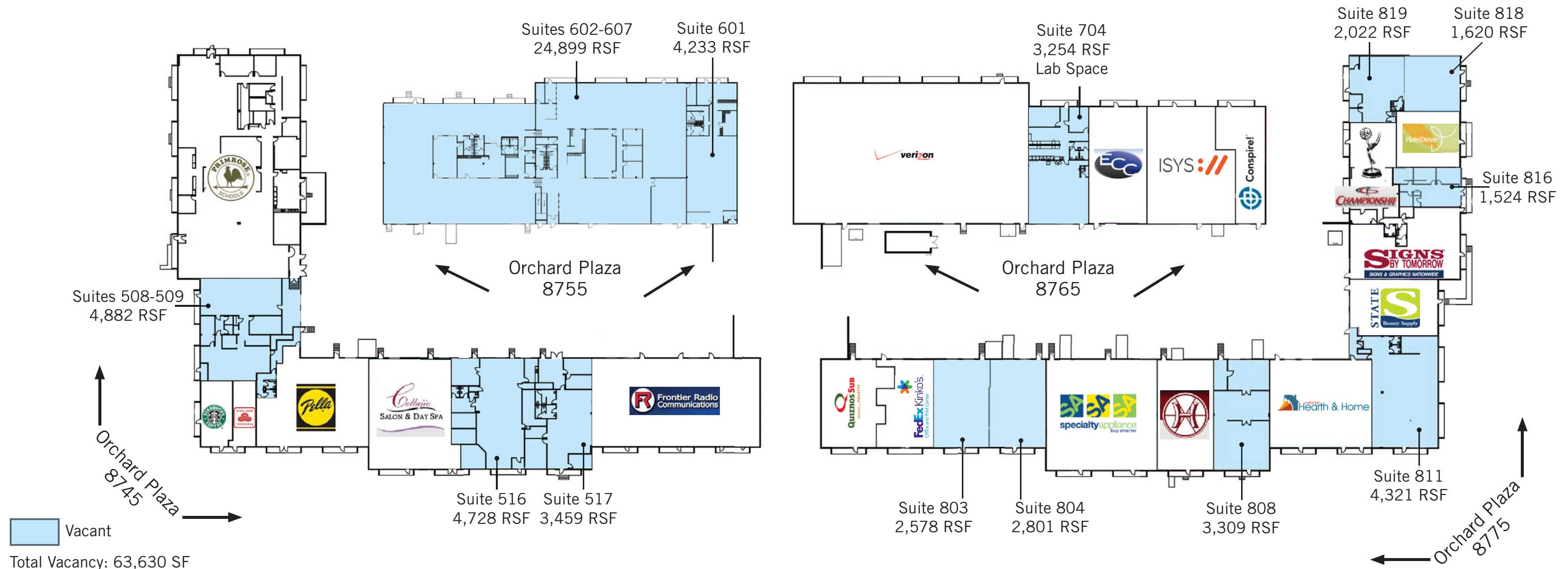
Orchard Plaza

8745-8775 East Orchard Road | Greenwood Village, Colorado

Located at the northwest corner of East Orchard Road and South Yosemite Street, this high-traffic corridor offers convenient access to I-25, I-225 and is within one mile of the light rail. This location boasts excellent visibility, many available floorplans and great co-tenancy.

Orchard Plaza

8745-8775 EAST ORCHARD ROAD | GREENWOOD VILLAGE, CO



Total Vacancy: 63,630 SF

PROPERTY DESCRIPTION	
For Lease	Parking
Retail: \$10 - \$20/SF NNN	3 : 1,000
Office: \$15.50 - \$16.50 Modified Gross	171 Parking Spaces
Estimated NNN: \$5.76/SF (2012)	
Zoning	Building Class
TC - Town Center	B
Year of Construction	ADA Accessible
1979	Yes
Building Size	Loading
155,664 SF	Roll-Up Doors Available
Four Buildings	

AVAILABILITIES	
Suite	Available SF
508-509	4,882 SF
516	4,728 SF
517	3,459 SF
601	4,233 SF
602-607	24,899 SF
704	3,254 SF
803	2,578 SF
804	2,801 SF
808	3,309 SF
811	4,321 SF
816	1,524 SF
818	1,620 SF
819	2,022 SF

POTENTIAL USERS	
<ul style="list-style-type: none"> Fine jewelry / watches Leather / luggage Bridal / formal wear Optical / eyewear Dry cleaning / laundry Photofinishing / portrait studios Fast food Fast casual restaurants / breakfast Art / collectibles / frames Furniture / beds Home decor / lamps Blinds / drapes Office supplies / furniture Computers / software 	<ul style="list-style-type: none"> Floor coverings Wall coverings / paint Outdoor / pool / patio Art supplies / crafts / hobbies Fitness equipment Musical instruments / supplies Paper / party goods Medical Garage door companies Dance studios Dive shop Cabinetry

