

# 1,440 sf for Lease | Cherry Crest Shopette

5909-5999 South University Blvd, Greenwood Village, Colorado 80121

*Space Now Available for Lease*



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## Retail Space Available

*Please give one of our brokers a call for our competitive rates of this rare popular high daily traffic street-front opportunity*

With high visibility and easy access off the busy University Blvd within a well-established neighborhood in the community of Greenwood Village, the **Cherry Crest Shopette** is a popular destination. This convenient center provides many local services, as well as a number of popular restaurants.

### Area Summary

#### Traffic Counts

S University Blvd at E Orchard Rd (2018) **37,300 VPD**

S University Blvd at Green Oaks Dr (2017) **36,343 VPD**

| Area Demographics (2019) | 1-Mile           | 3-Miles          | 5-Miles          |
|--------------------------|------------------|------------------|------------------|
| Average Est. Population  | <b>8,295</b>     | <b>95,394</b>    | <b>299,706</b>   |
| Average HH Income        | <b>\$147,946</b> | <b>\$111,149</b> | <b>\$106,870</b> |

Sources: Traffic, Data Matrix (2017 & 2018)  
Demogr, CoStar Realty Information, Inc.(2019)



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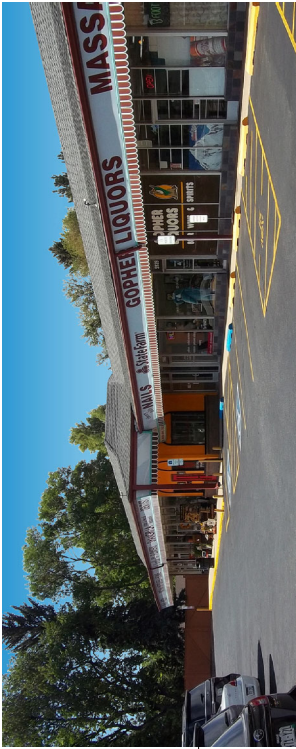
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CHCRST-071923



# Cherry Crest Shopette

5909-5999 S. University Blvd, Greenwood Village, Colorado 80121

Residential Single Family Homes

- 1
- 2
- 3
- 4
- 5
- 6
- 7
- 8
- 9
- 10
- 11
- 12

GAS STATION

S. UNIVERSITY BLVD

W. ORCHARD ROAD



site plan is only an approximation of size

Cherry Hillis Marketplace / retail center

- 1 We Knead Donuts
- 2 Antiques
- 3 Antiques
- 4 **1,440 sf Now Available**

- 5 Shangrila Indian & Nepali Rest
- 6 Lazo Empanadas
- 7 Vitality Spa
- 8 Gopher Liquors

- 9 Vitality
- 10 Tzatziki
- 11 Dry Cleaners
- 12 FeastBox

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