



For Lease

7939 E Arapahoe Rd
Greenwood Village, CO

Property Specifications

SPACE AVAILABLE

Suite 140: 2,017 SF

AVAILABLE

11/1/2026

RATE

Contact Broker

NNN

\$14.90/SF

TAMI LORD
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About the Property

- Retail opportunity in affluent Greenwood Village
- 2,017 SF second-generation fitness space
- High income & highly educated area
- Strategically located adjacent to Denver Tech Center, a major employment hub consisting of ±240,000 employees
- Proximity to light rail station & Interstate-25:
 - Interstate-25: 0.7 Miles
 - Arapahoe at Village Center Station (Light Rail): 1.3 Miles

Demographics

	1 Mile	3 Miles	5 Miles
Population	11,843	94,699	248,279
Daytime Population	30,108	192,151	363,237
Avg. Household Income	\$168,059	\$176,937	\$165,936
Estimated Households	4,880	40,422	104,351

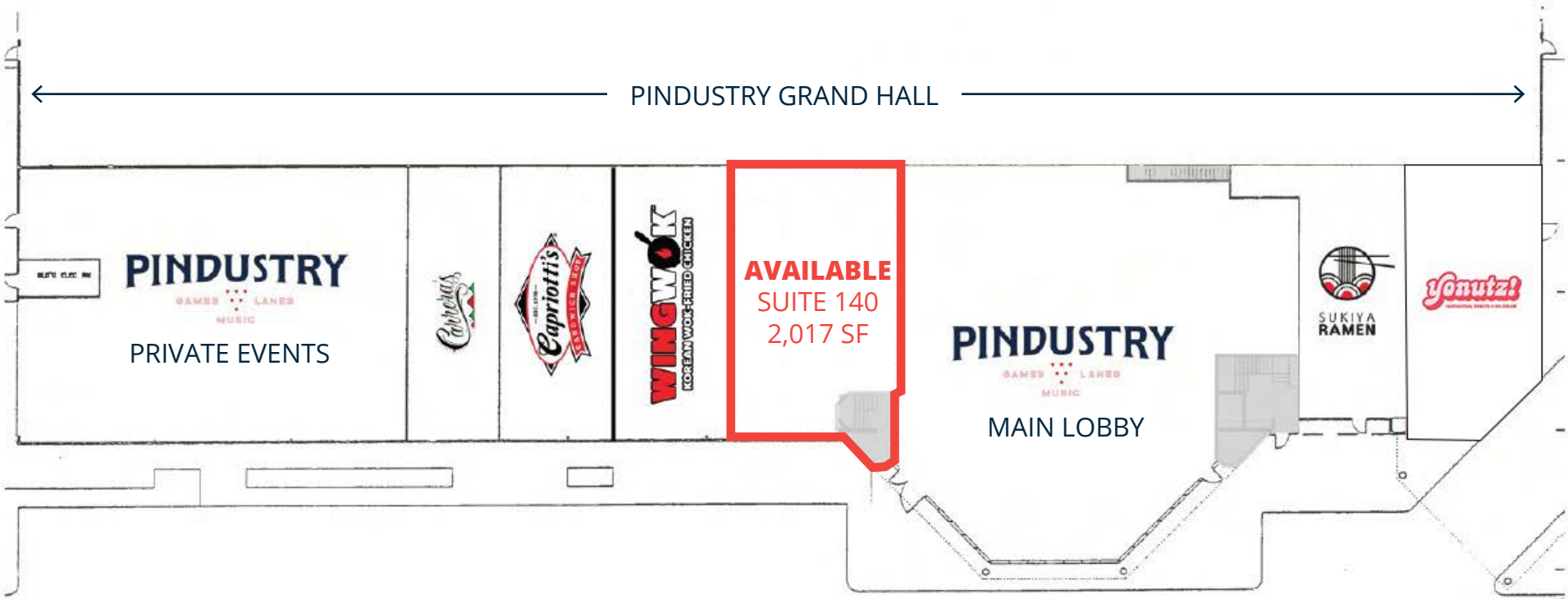
Year: 2025 | Source: esri

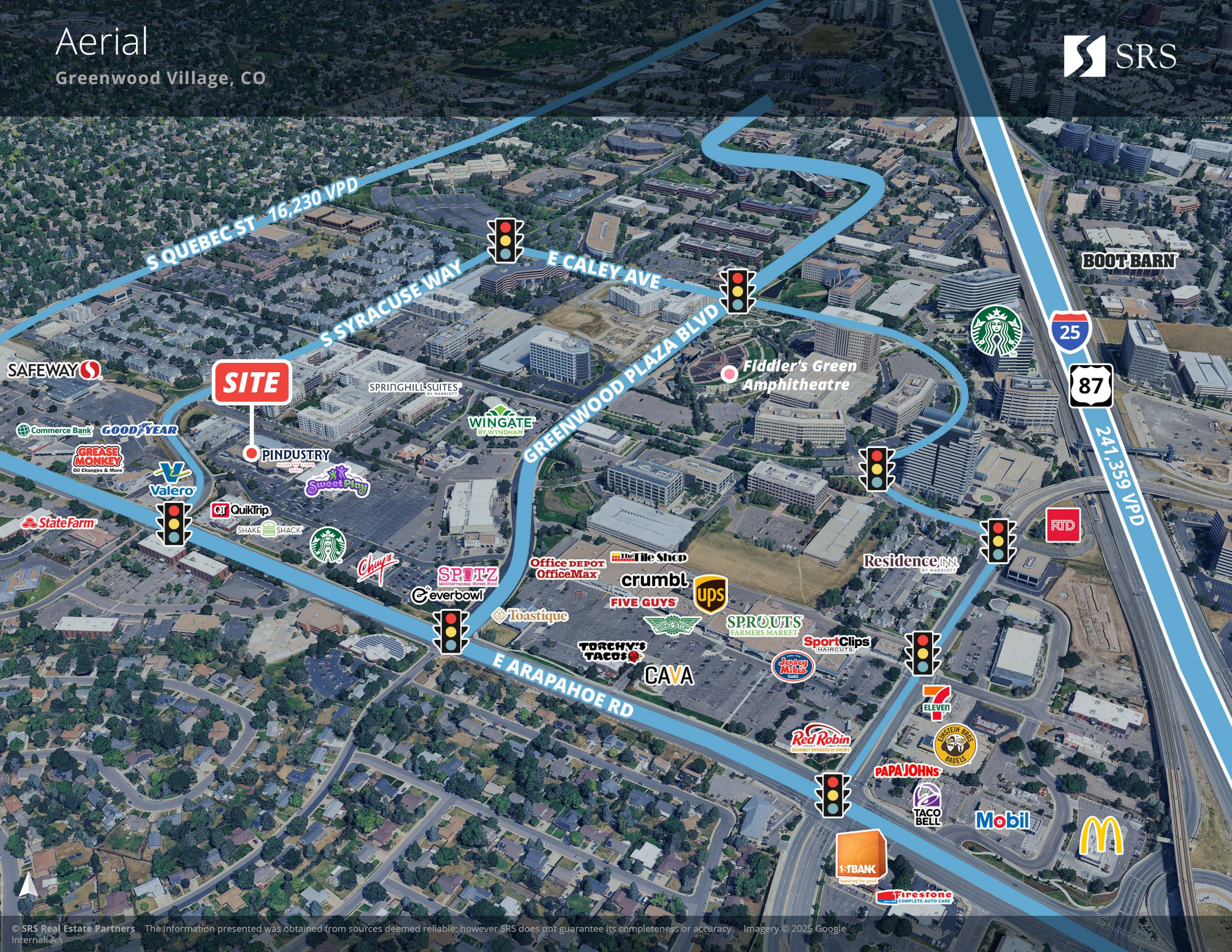
Join These Retailers

THE
ROUGE
WINE BAR & PATIO



PINDUSTRY
GAMES LANES MUSIC





SITE

S QUEBEC ST 16,230 VPD

S SYRACUSE WAY

E CALEY AVE

GREENWOOD PLAZA BLVD

E ARAPAHOE RD

BOOT BARN

25

87

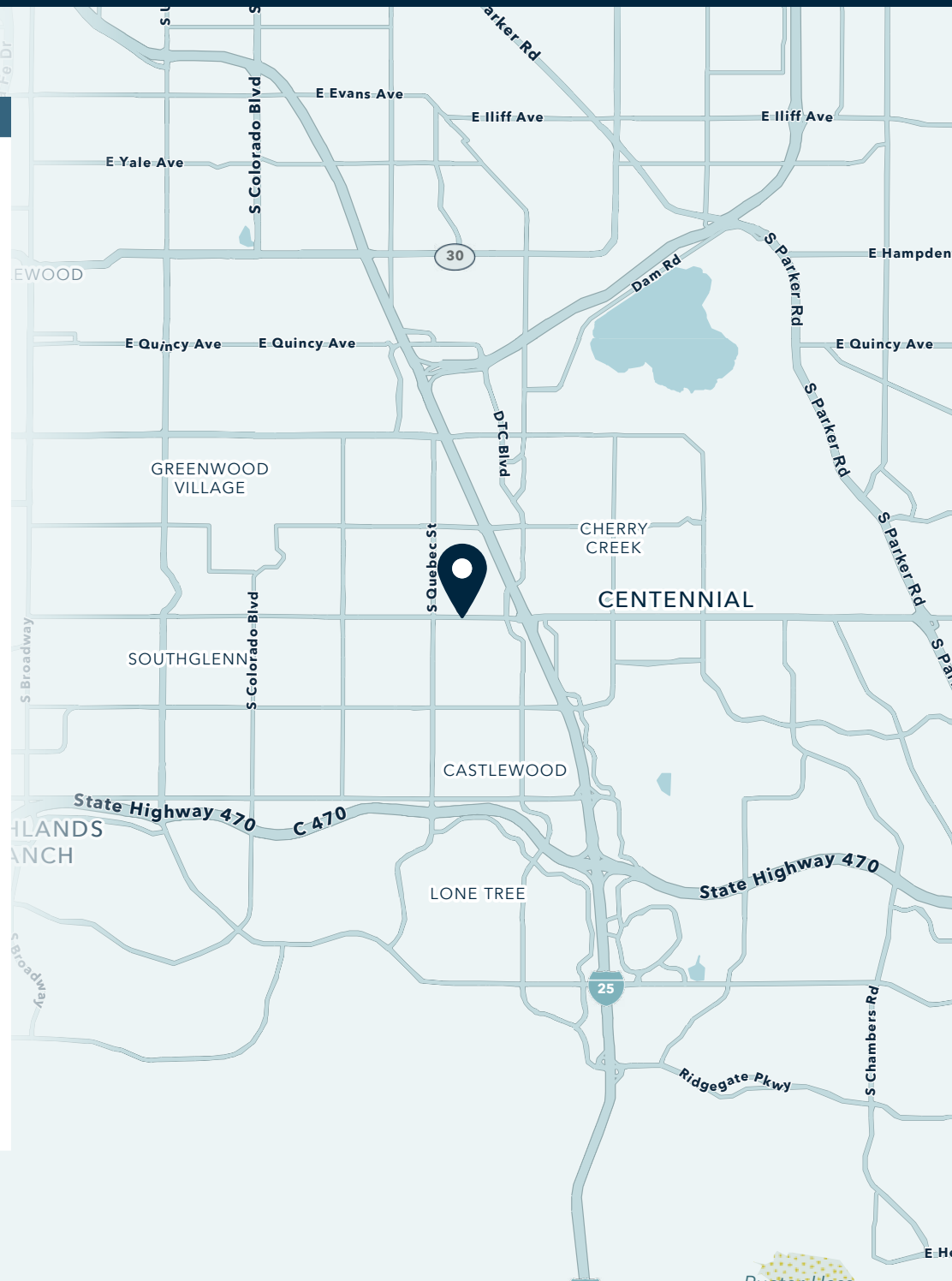
241,359 VPD

RTD



Area Snapshot

Population	1 MILE	3 MILES	5 MILES
2025 Estimated Population	11,843	94,699	248,279
2030 Projected Population	13,302	98,215	254,704
Proj. Annual Growth 2025 to 2030	2.35%	0.73%	0.51%
Daytime Population			
2025 Daytime Population	30,108	192,151	363,237
Workers	25,124	152,127	253,992
Residents	4,984	40,024	109,245
Income			
2025 Est. Average Household Income	\$168,059	\$176,937	\$165,936
2025 Est. Median Household Income	\$128,491	\$128,026	\$117,636
Households & Growth			
2025 Estimated Households	4,880	40,422	104,351
2030 Estimated Households	5,737	42,541	107,996
Proj. Annual Growth 2025 to 2030	3.29%	1.03%	0.69%
Race & Ethnicity			
2025 Est. White	75%	76%	73%
2025 Est. Black or African American	2%	3%	4%
2025 Est. Asian or Pacific Islander	11%	9%	9%
2025 Est. American Indian or Native Alaskan	0%	0%	1%
2025 Est. Other Races	12%	12%	14%
2025 Est. Hispanic (Any Race)	10%	9%	12%



Want more? Contact us for a complete demographic, foot-traffic, and mobile data insights report.



SRS REAL ESTATE PARTNERS

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