

# Green Valley Ranch

NEC Green Valley Ranch Blvd & Tower Road

18601-18643 Green Valley Ranch Blvd. Denver, CO 80249



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**CBRE**

# SITE PLAN

Unit: AOC  
Size: 2,250 SF

Unit: BOC  
Size: 1,591 SF  
Former Dental Space

Unit: BOF  
Size: 2,273 SF  
Former Vet Space

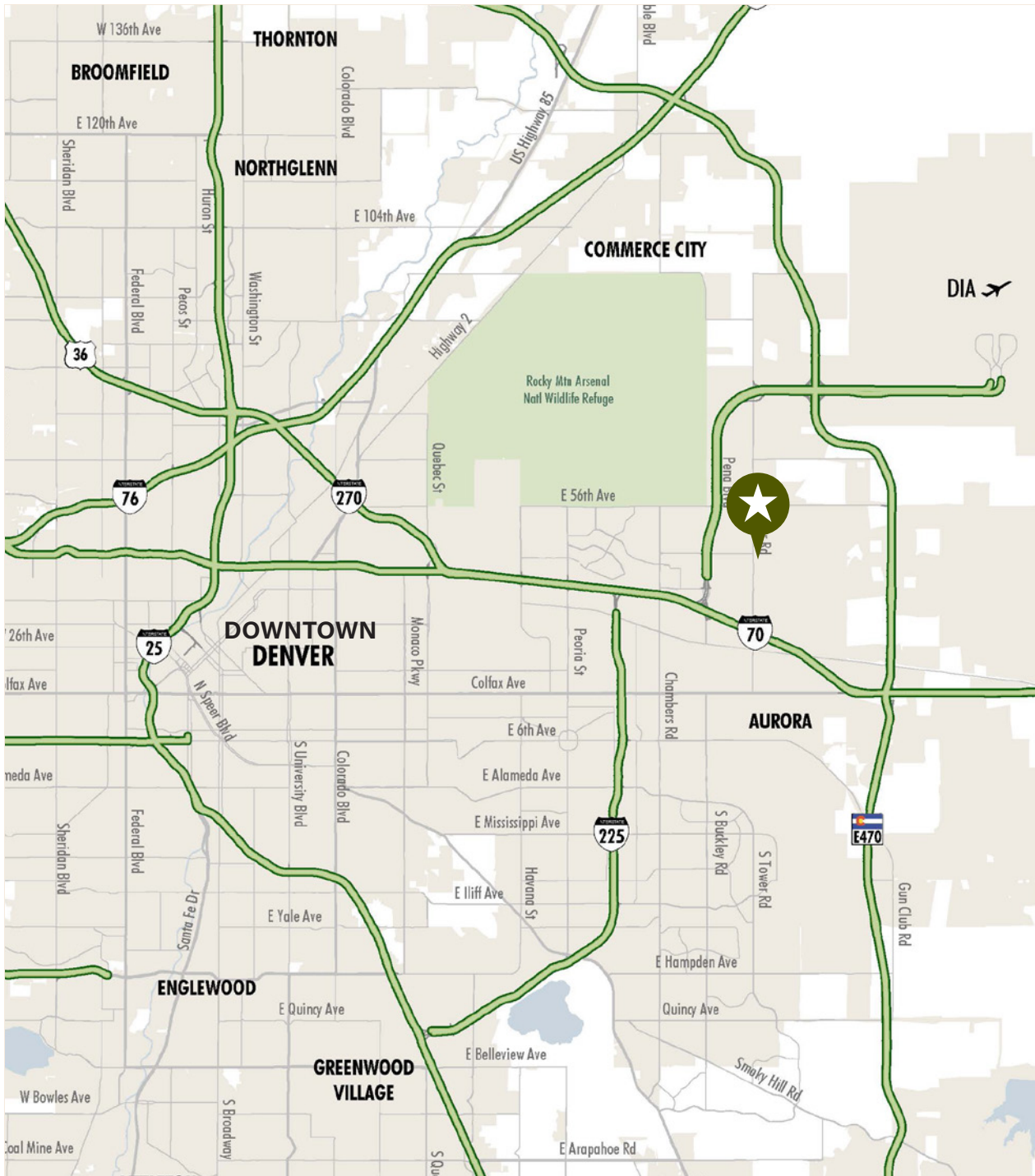
Unit: DOB  
Size: 1,565 SF



Suite	Tenant
AOA	Papusa's Paradise
AOC	VACANT - 2,250 SF
AOE	Papa John's Pizza
AOF	The UPS Store
AOG	Sally Beauty Supply
AOH	Cricket
AOI	Dry Clean USA
BOA	El Camarino Hair Studio

Suite	Tenant
BOB	Snappy Nails
BOC	AVAILABLE - 1,591 SF
BOD	Asian Kitchen
BOE	Fred Loya Insurance Agency
BOF	AVAILABLE 10/1/26 - 2,273 SF
COA	Subway
COE	Tower Liquors
DOA	Lil' Peoples Learning Center

Suite	Tenant
DOB	VACANT - 1,565 SF
DOC	Kumon
ROB	Wendy's
ROC	1st Bank
ROD	Grease Monkey
ROE	Auto Zone
XOA	King Soopers
XOB	Taco Bell



**Green Valley Ranch is  
Denver's fastest  
growing master-  
planned community  
within close  
proximity to DEN and  
easy access to I-70**

# North East Residential Plan

DEVELOPMENT NAME	ENTITLED
72nd & Tower	400
First Creek	500
Green Valley Ranch East	8,860
HighPoint	2,744
Horizon Uptown	3,850
Painted Prairie	3,076
Park Fields	670
Sagebrush Farms	989
Single Tree	0
Windler Homestead	2,171
TOTAL	23,260





DENVER

ROCKY MOUNTAIN ARSENAL  
NATIONAL WILDLIFE RECUGE



40TH AVE

PENA BLVD

55TH AVE

TOWER RD

TOWER RD

GREEN VALLEY RANCH BLVD



Multi-Family Development

Maverik

Multi-Family Development

Green Valley Ranch Beer Garden



Green Valley Ranch Library

Green Valley Ranch Recreation Center



Multi-Family Development

## DEMOGRAPHICS (7 MILES)



324,452  
2025 POPULATION



346,605  
2030 POPULATION  
FIVE YEAR PROJECTION



\$117,976  
AVG. HOUSEHOLD INCOME



107,162  
2025 HOUSEHOLDS



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**CBRE**

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