

7680 South University Boulevard

Littleton, CO 80122



FOR LEASE

Tony Miranda
720.881.8669
t.miranda@bellstreet.com


BellStreet

For Lease

7680 South University Boulevard Littleton, CO 80122



Property Description

Take advantage of a prime leasing opportunity in Littleton! This space is ideally positioned to accommodate a variety of retail concepts, benefiting from excellent visibility and high traffic count. With ample parking and convenient access to major roadways, this location ensures ease for both customers and business owners alike. The interior provides a versatile layout that can be tailored to suit different retail needs, with potential options for open floor plans and dedicated display areas to support various retail operations. With its inviting atmosphere and strategic positioning in a thriving commercial area, this property offers a compelling opportunity for retailers looking to establish or expand their presence in the Littleton market.

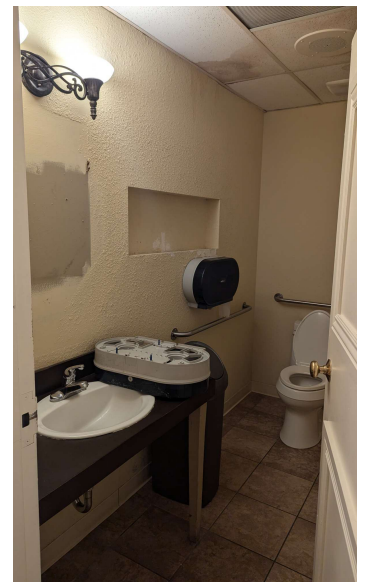
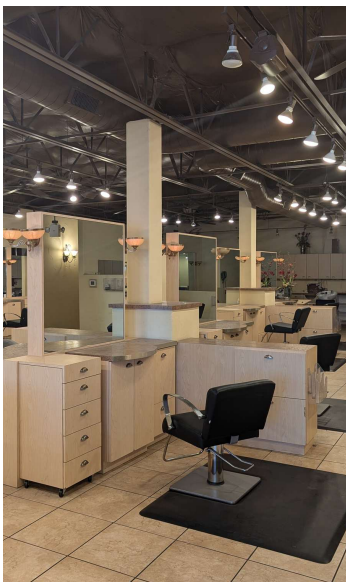
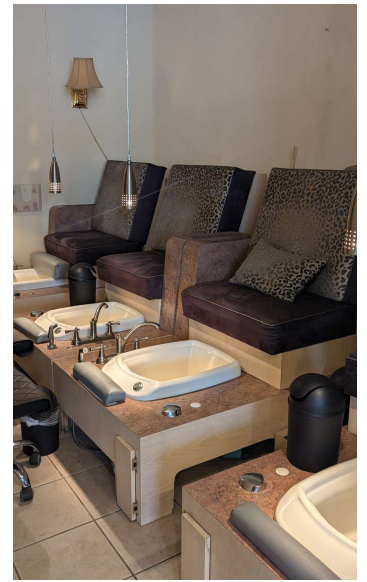
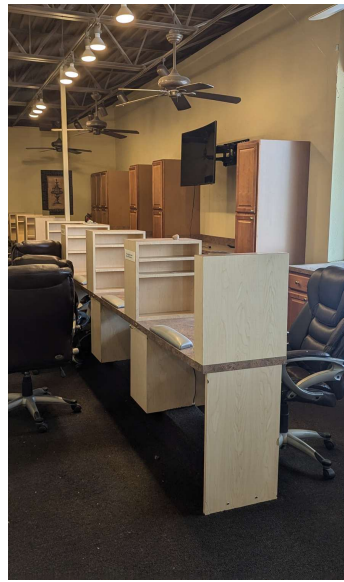
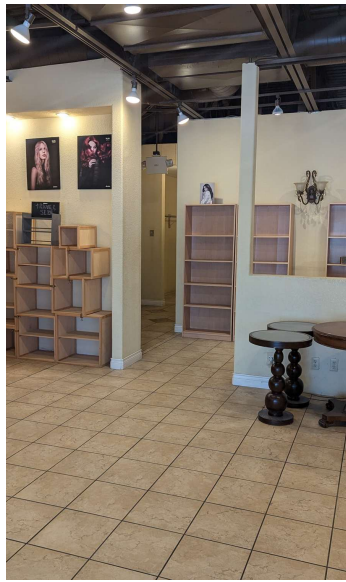
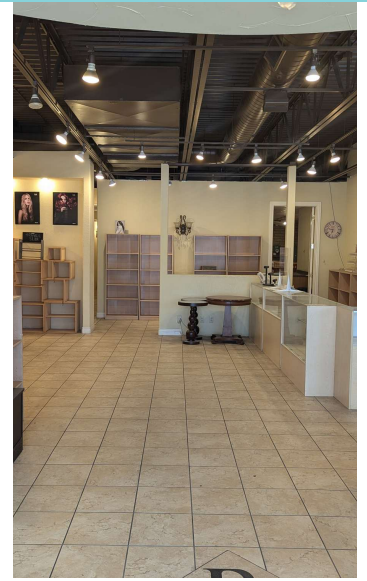
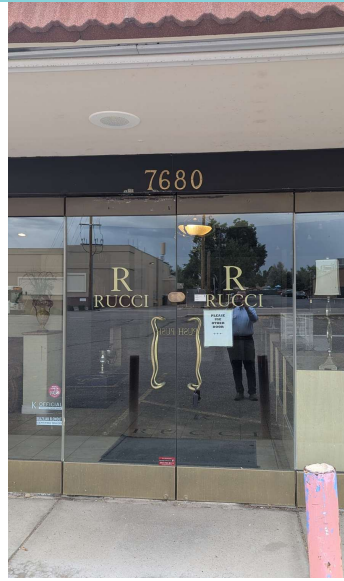
Offering Summary

Lease Rate:	\$22.00 SF/yr (NNN)
Number of Units:	1
Available SF:	7,200 SF
Lot Size:	0.51 Acres
Building Size:	7,200 SF

Demographics	0.3 Miles	0.5 Miles	1 Mile
Total Households	263	1,595	6,682
Total Population	683	3,861	16,130
Average HH Income	\$151,289	\$136,551	\$140,267

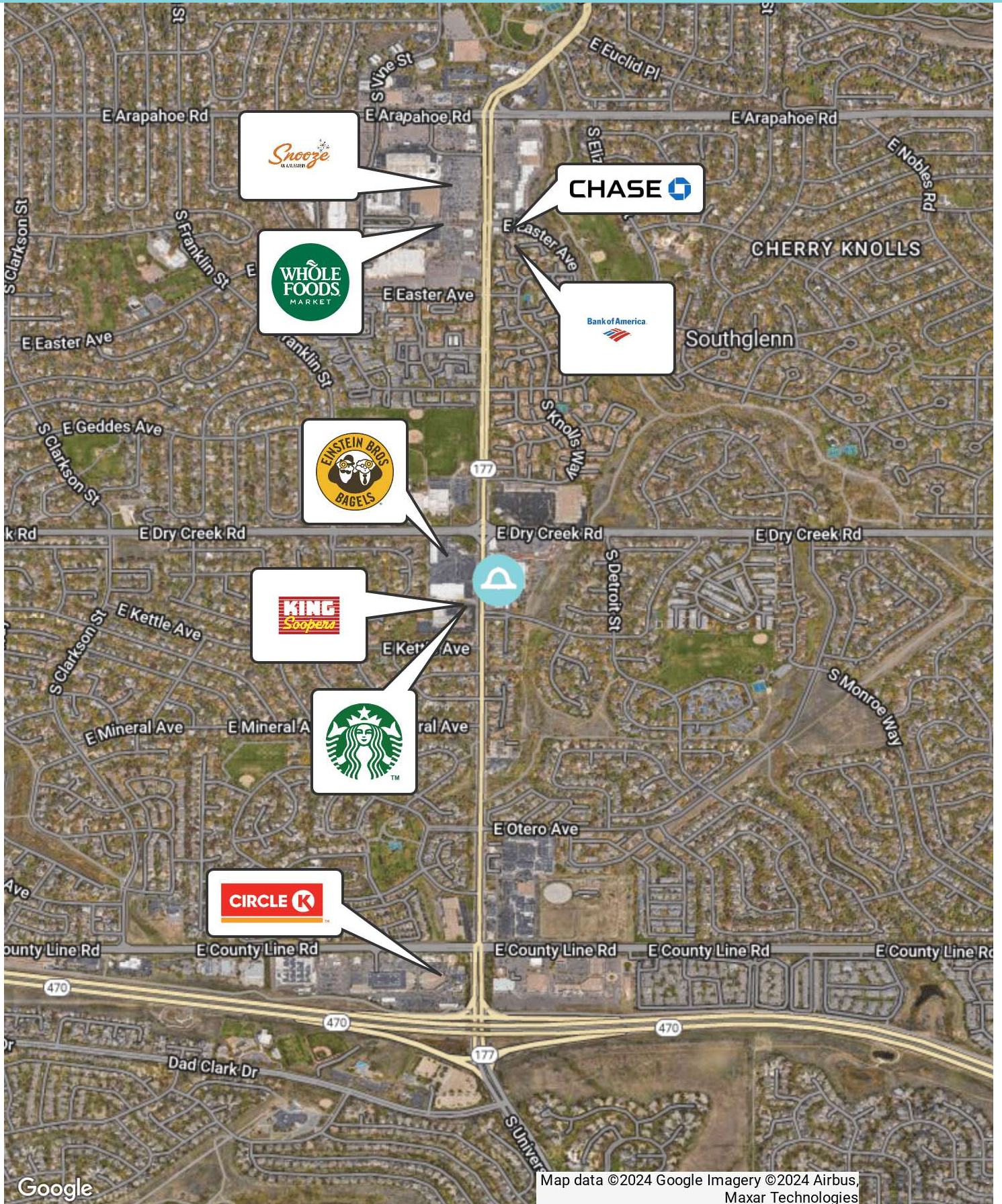
For Lease

7680 South University Boulevard Littleton, CO 80122



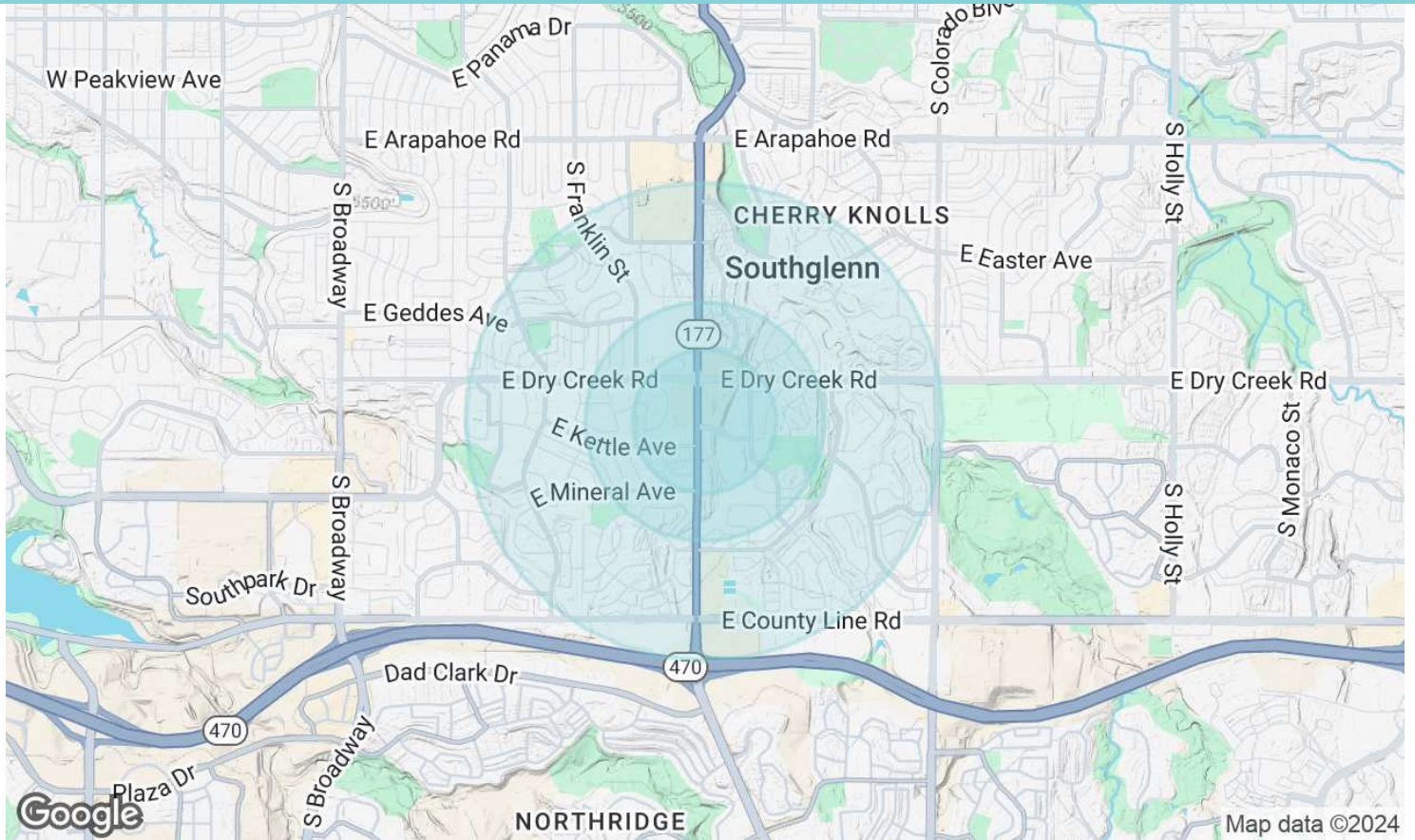
For Lease

7680 South University Boulevard Littleton, CO 80122



For Lease

7680 South University Boulevard Littleton, CO 80122



Population

	0.3 Miles	0.5 Miles	1 Mile
Total Population	683	3,861	16,130
Average Age	43	45	43
Average Age (Male)	42	43	41
Average Age (Female)	45	47	45

Households & Income

	0.3 Miles	0.5 Miles	1 Mile
Total Households	263	1,595	6,682
# of Persons per HH	2.6	2.4	2.4
Average HH Income	\$151,289	\$136,551	\$140,267
Average House Value	\$729,615	\$683,261	\$653,470

Demographics data derived from AlphaMap



Tony Miranda

Associate Advisor

t.miranda@bellstreet.com

Direct: **720.881.8669**

Professional Background

As a communications professional with a passion for problem-solving and relationship-building, Tony quickly discovered a passion for the commercial real estate industry. A graduate from the University of South Carolina, with a bachelor's and master's degree in mass communication and several years in the communications field, he decided to transition his skills and expertise to commercial real estate.

Tony was drawn to the challenges and rewards of helping clients find the right property, negotiate deals, and build successful and lasting partnerships, which has helped sharpen his logistical skills. Armed with a dedicated work ethic and a willingness to learn, Tony has quickly immersed himself in the commercial real estate world.

Through his experience in communications, Tony has developed a unique set of skills that has proven to be invaluable in the commercial real estate industry. His ability to connect with people, manage relationships, and communicate effectively has helped him build a successful career in commercial real estate. Tony has worked with a diverse range of clients, from small business owners to multinational organizations, and has consistently delivered exceptional results.

Today, Tony is proud to be a commercial real estate professional in Colorado, helping clients achieve their real estate goals with a focus on integrity, hard work, and exceptional service. Whether you are looking to buy, sell, or lease commercial property, he is committed to delivering outstanding results and building lasting relationships.

BellStreet

350 Indiana St Suite 730
Golden, CO 80401
303.731.5800