

5950 S PLATTE CANYON RD

LITTLETON, CO 80123

SHOPPES AT
COLUMBINE VALLEY



RETAIL AND BUILT-OUT RESTAURANT W/ PATIO SPACE FOR LEASE



Gannon Roth

Senior Broker Associate

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PROPERTY HIGHLIGHTS

PROPERTY OVERVIEW

The Shoppes at Columbine Valley is an established 43,539 square foot neighborhood retail center on the very busy SE corner of Platte Canyon Road & W. Bowles Ave. Easy Access to both C-470 & S. Santa Fe Drive. On the going to work side of the intersection with abundant commuter traffic. Multiple luxury residential communities surround the property in a very high demographic and desirable area for both residents and businesses. The center has a strong and mixed co-tenancy bringing in consumers for a variety of goods and services. Offers negotiable rates & tenant improvements, along with LED and monuments signage available & storefront signage already in place for tenants. Hands-on, experienced retail ownership. Property recently painted and parking lot sealed Summer 2024. Other tenants include School of Rock, Makizushico, Locavore Beer Works, Western Slope Driving School, Dentist, Cleaners, Sena Boxing, Nail Salon, Tiny Toes Academy, Brad's Pit BBQ, Back East Home, Aspen Blinds, Colore Italian Restaurant, and Garden of the Paws.

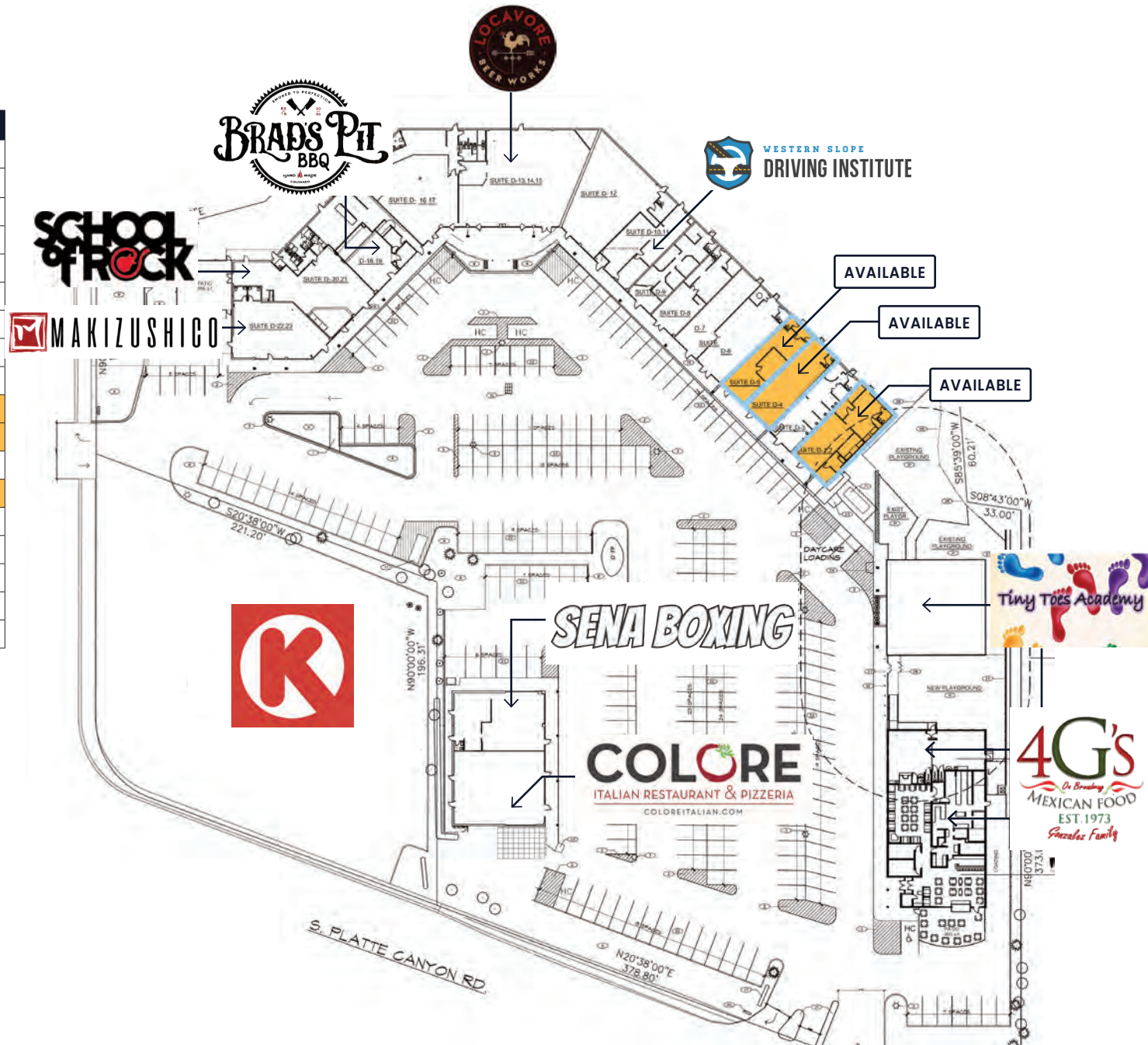
Lease Rate:	Call Broker for Rates
Available Retail Size:	1,139 SF - 2,398 SF
NNN's:	\$9.75/SF/YR
Parking:	5.3-1,000 SF
Building Size:	43,539 SF

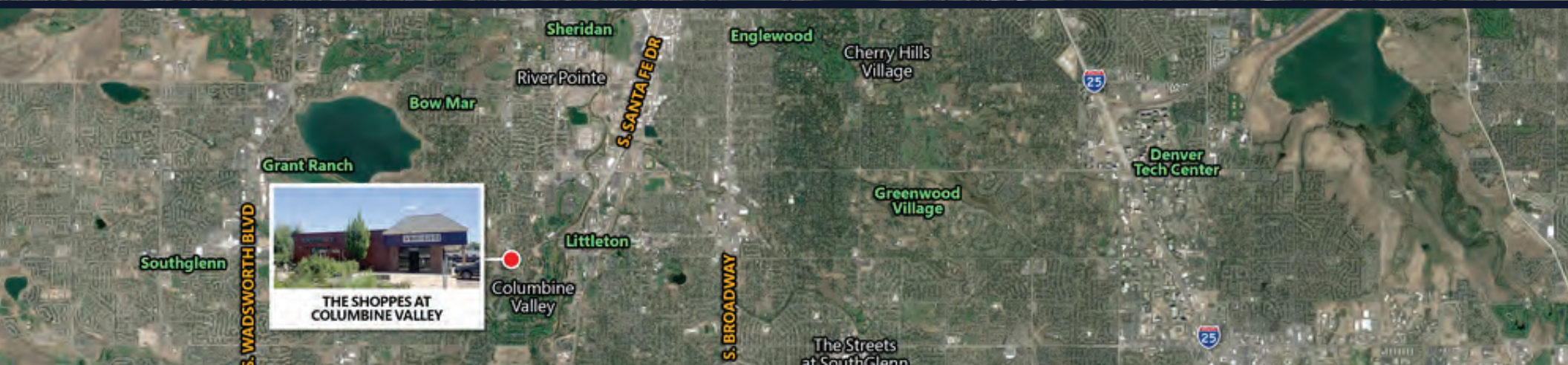
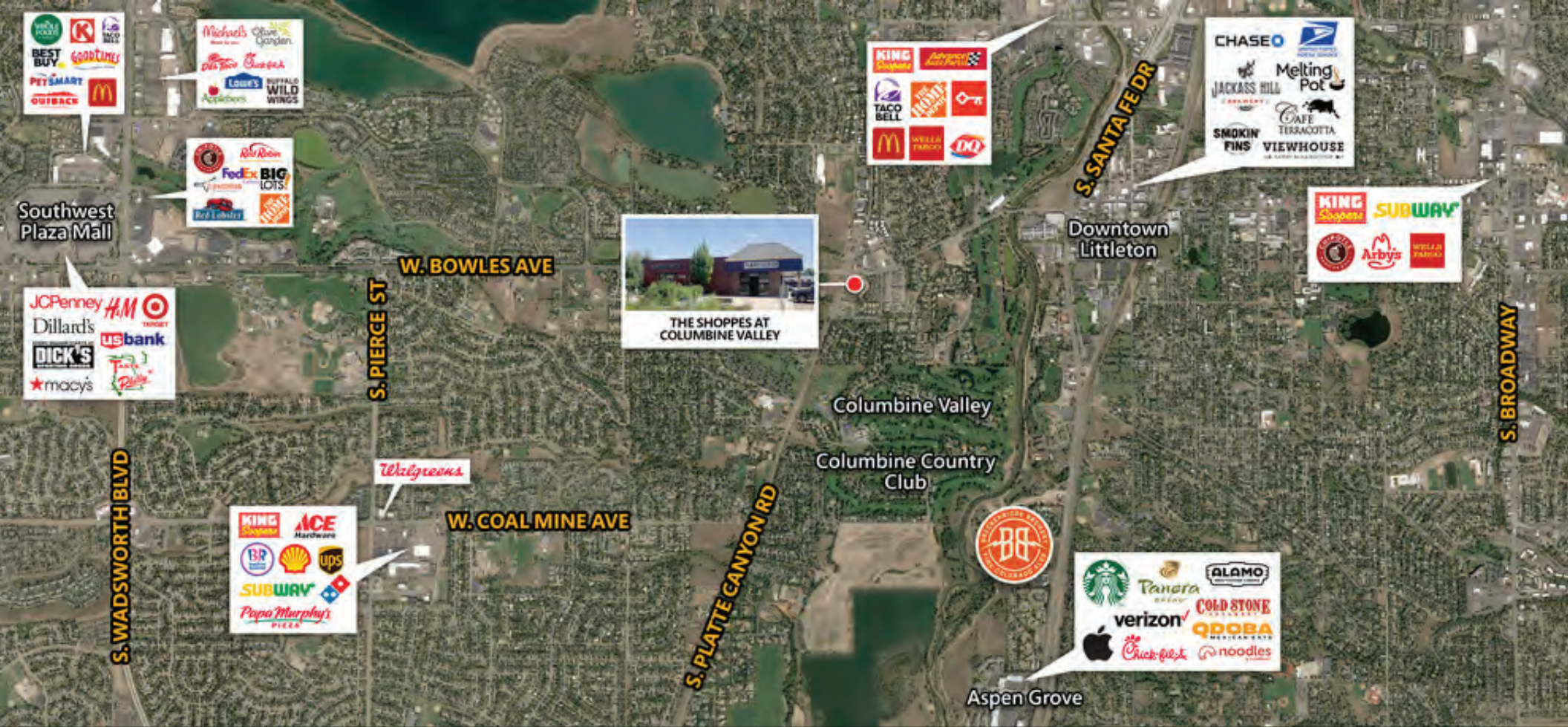
DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	3,869	36,668	111,665
Total Population	8,834	87,866	272,864
Average Household Income	\$132,789	\$114,888	\$113,091



SUITE AVAILABILITY

Unit	Tenant	Size (SF)
D 22, 23	MAKIZUSHICO	1,926 SF
D 20, 21	SCHOOL OF ROCK	2,846 SF
D 11-17	LOCAVORE BEER WORKS	8,255 SF
D 18-19	BRAD'S BBQ	2,650 SF
D 10	WESTERN SLOPE DRIVING INSTITUTE	1,621 SF
D 9	DENTIST	1,197
D 8	COLUMBINE NAIL & SPA	1,187 SF
D 7	BACK EAST HOME	998 SF
D 6	CLEANERS	1,426 SF
D 5	AVAILABLE	1,139 SF
D 4	AVAILABLE	1,259 SF
D 3	ASPEN BLINDS	1,129 SF
D 1,2	AVAILABLE	1,733 SF
PAD A-1	COLORE ITALIAN RESTAURANT	2,527 SF
PAD A-2	SENA BOXING	2,105 SF
PAD B-1	4G'S MEXICAN RESTAURANT	4,601 SF
PAD B-2	TINY TOES ACADEMY	1,780 SF
PAD C	TINY TOES ACADEMY	3,460 SF





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