

# 5549 S. BROADWAY LITTLETON, CO 80121



**LOT SIZE**  
11,550 SF

**SUBLEASE RATE**  
Contact Broker

**SUBLEASE TERM**  
Through September 15, 2025

NNN  
TBD

**BUSINESS OPPORTUNITY**  
Contact Broker

378 SF  
**RETAIL  
SUBLEASE  
AND/OR  
BUSINESS  
OPPORTUNITY**



Currently drive-thru  
coffee user



Across from Littleton  
High School  
- over 1,300 students



Direct visibility to  
Broadway

**DO NOT DISTURB EXISTING TENANT, CALL BROKER FOR SHOWINGS**



**LANCE EBERHARD**

+1 720 833 4636

[lance.eberhard@colliers.com](mailto:lance.eberhard@colliers.com)

Colliers International Denver  
4643 South Ulster Street | Suite 1000 | Denver, CO 80237



## TRAFFIC COUNTS

Source: MPSI 2017 Estimates

- Broadway South of W. Powers Ave.: 36,892 Cars/Day
- Broadway North of W. Powers Ave.: 37,784 Cars/Day

**DEMOGRAPHICS**

Source: ESRI 2018 Estimates

	1 MILE	3 MILES	5 MILES
Total Population	15,932	97,740	290,418
Daytime Population	13,218	100,900	304,814
Average HH Income	\$69,530	\$92,599	\$104,833



W. POWERS AVENUE



W. LITTLETON BOULEVARD



W. BELLEVUE AVENUE



BROADWAY



LITTLETON  
HIGH SCHOOL  
1,313 STUDENTS



No warranty or representation is made as to the accuracy of the foregoing information. Terms of sale or lease and availability are subject to change or withdrawal without notice.