

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

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W. BELLEVUE AVENUE



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

BROADWAY



SITE



W. POWERS AVENUE



LITTLETON HIGH SCHOOL
1,313 STUDENTS

W. LITTLETON BOULEVARD



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