

SOUTHWEST PLAZA



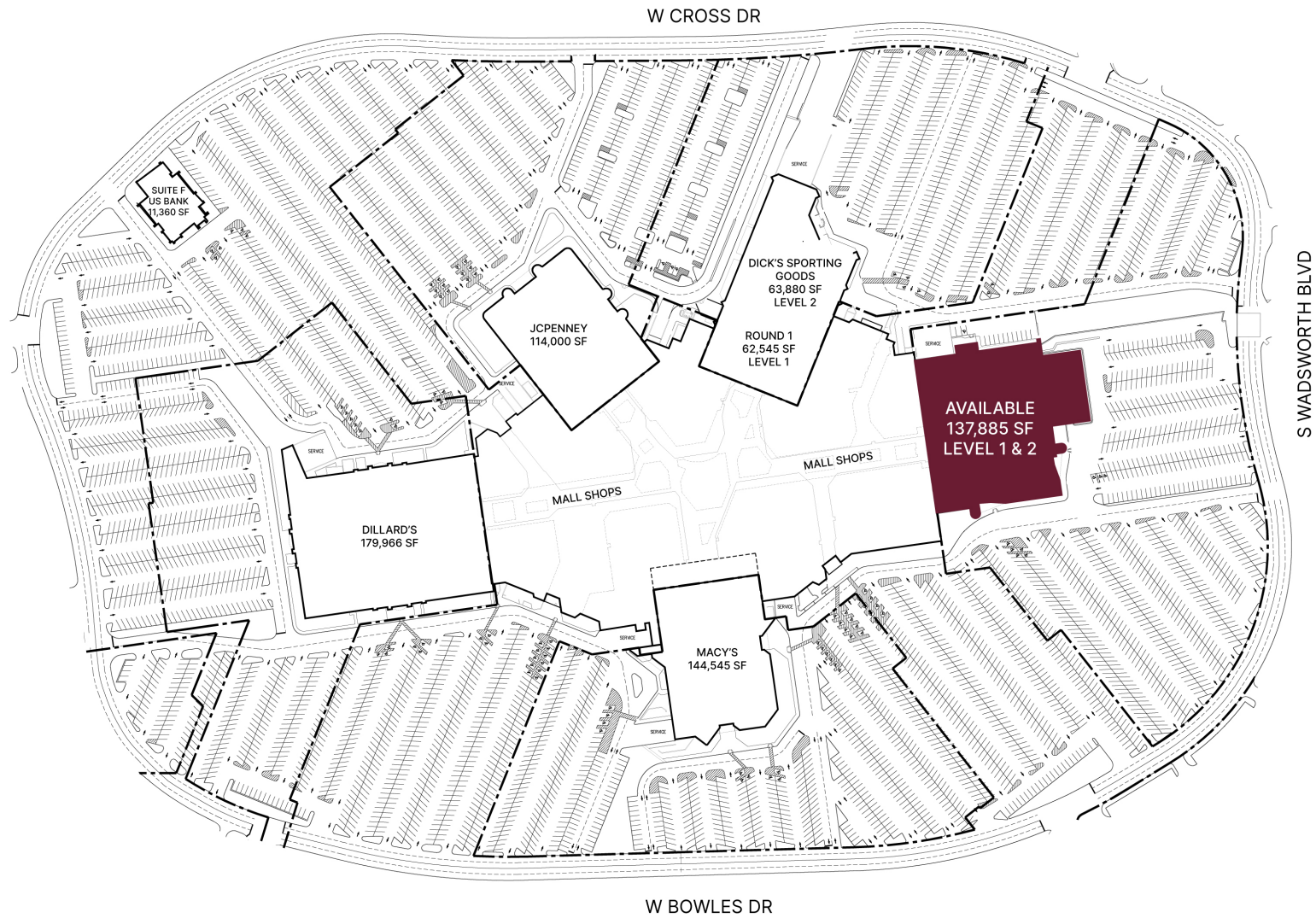
8501 West Bowles Avenue
Littleton, CO 80123

Large Anchor Available For Lease
Littleton, CO



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BROKERAGE

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HIGHLIGHTS

- **Former Sears Available for Lease** - 138,000 SF available on 2 levels
- Southwest Denver's most active intersection
Wadsworth Blvd - 44,000 ADT | Bowles Ave - 30,930 ADT
- Strong suburban retail corridor
- Southwest Plaza Mall 1.1 million SF; averaging \$365 of sales PSF
- Join Dick's Sporting Goods, JC Penney, Dillard's, Macy's, and Super Target

DEMOGRAPHICS

1M / 3M / 5M (ESRI 2023)



Population
13,218 / 107,571 / 233,913



Average Household Income
\$132,821 / \$136,308 / \$133,379



Daytime Population
9,936 / 27,831 / 70,989



PROPERTY DETAILS

Southwest Plaza celebrates the modern Colorado lifestyle, complete with elements and amenities that are relaxed and sophisticated to serve the area’s affluent residents. Centrally located and convenient for the approximately 70,000 employees who work within a 5-mile radius, Southwest Plaza is an outstanding retail and dining destination for southwest Denver.

TRAFFIC COUNTS

➡	Bowles Ave	EAST OF	Wadsworth Ave	30,930 ADT ²
➡	Bowles Ave	WEST OF	Wadsworth Ave	28,612 ADT
⬆	Wadsworth Ave	NORTH OF	Bowles Ave	44,000 ADT ¹
⬇	Wadsworth Ave	SOUTH OF	Bowles Ave	40,000 ADT ¹

SOURCE: ESRI 2021, ¹2020, ²2019





Southwest Plaza

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Retail Leasing

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