

# 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, Colore Italian Restaurant, Locavore Beer Works, Brad's Pit BBQ, Western Slope Driving School, Platte Canyon Dental, Columbine Nails & Spa, Tiny Toes Academy, Aspen Blinds, Back East Home, Sena Boxing and more

**Lease Rate:** Call Broker for Rates

**Available Retail Size:** Approx. 1,600 – 4,601 SF

**Available Built Out Restaurant:** 3,000 – 4,601 SF

**NNN's:** \$9.75/SF/YR

**Parking:** 5.3-1,000 SF

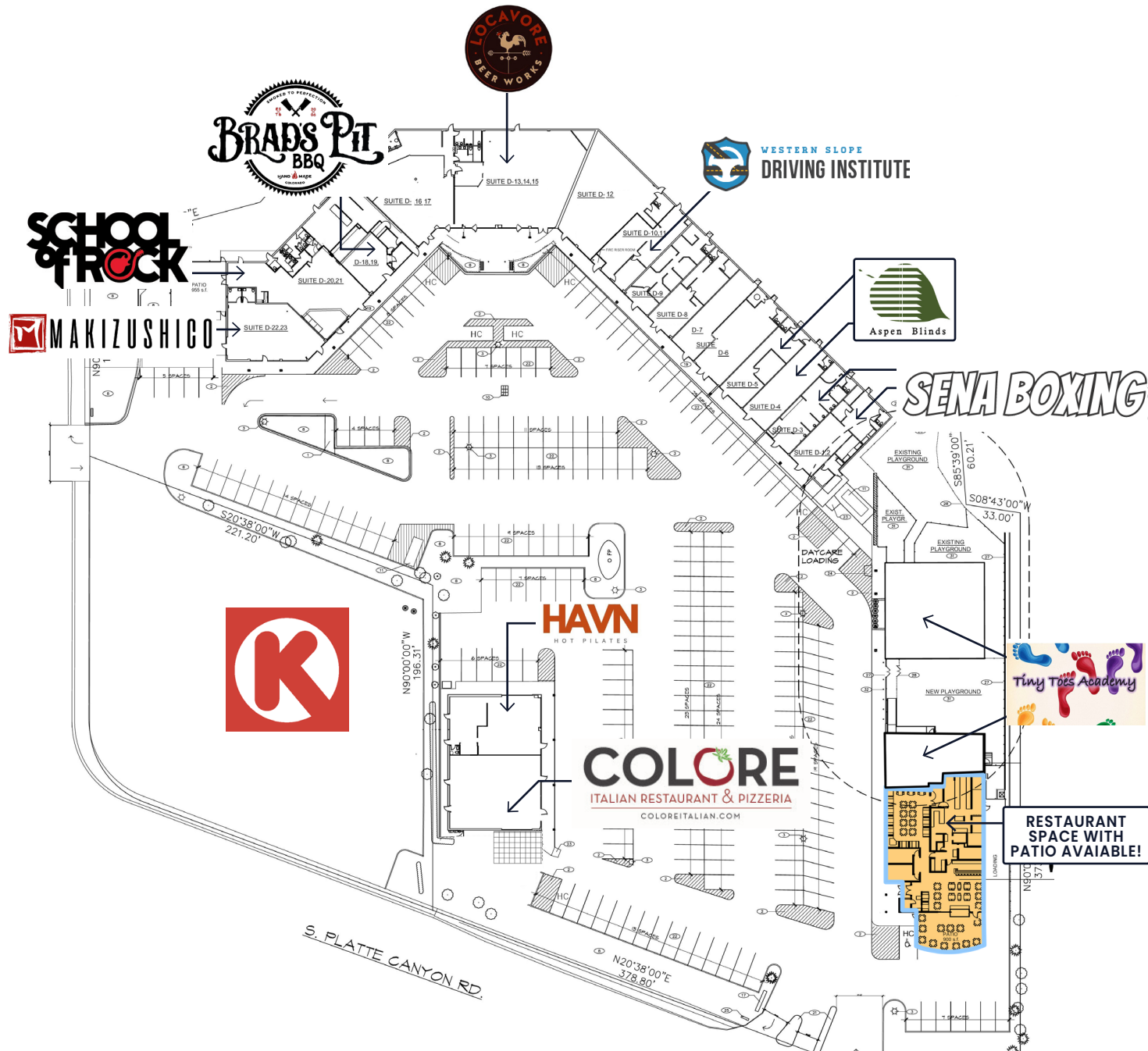
**Building Size:** 43,539 SF

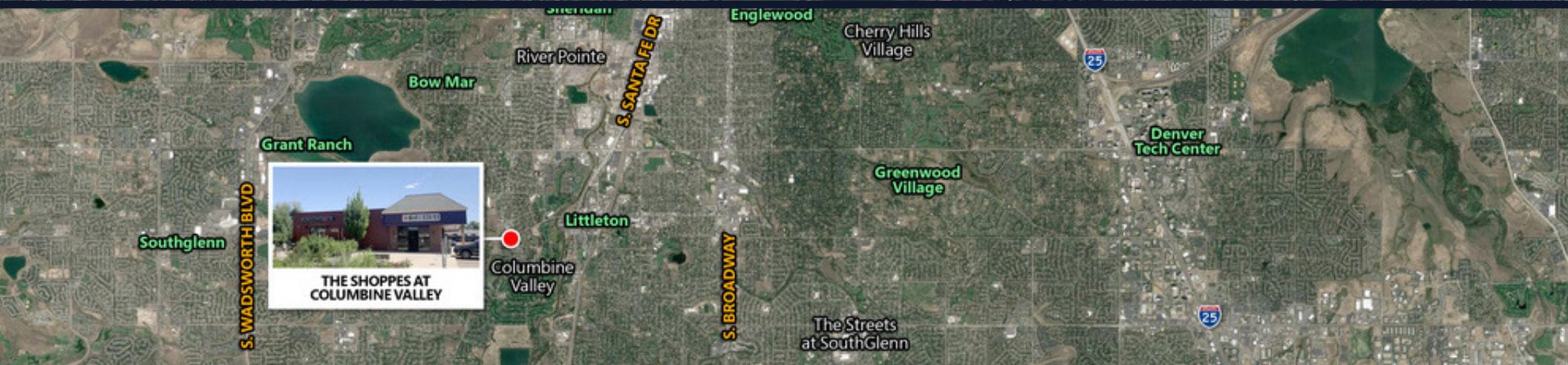
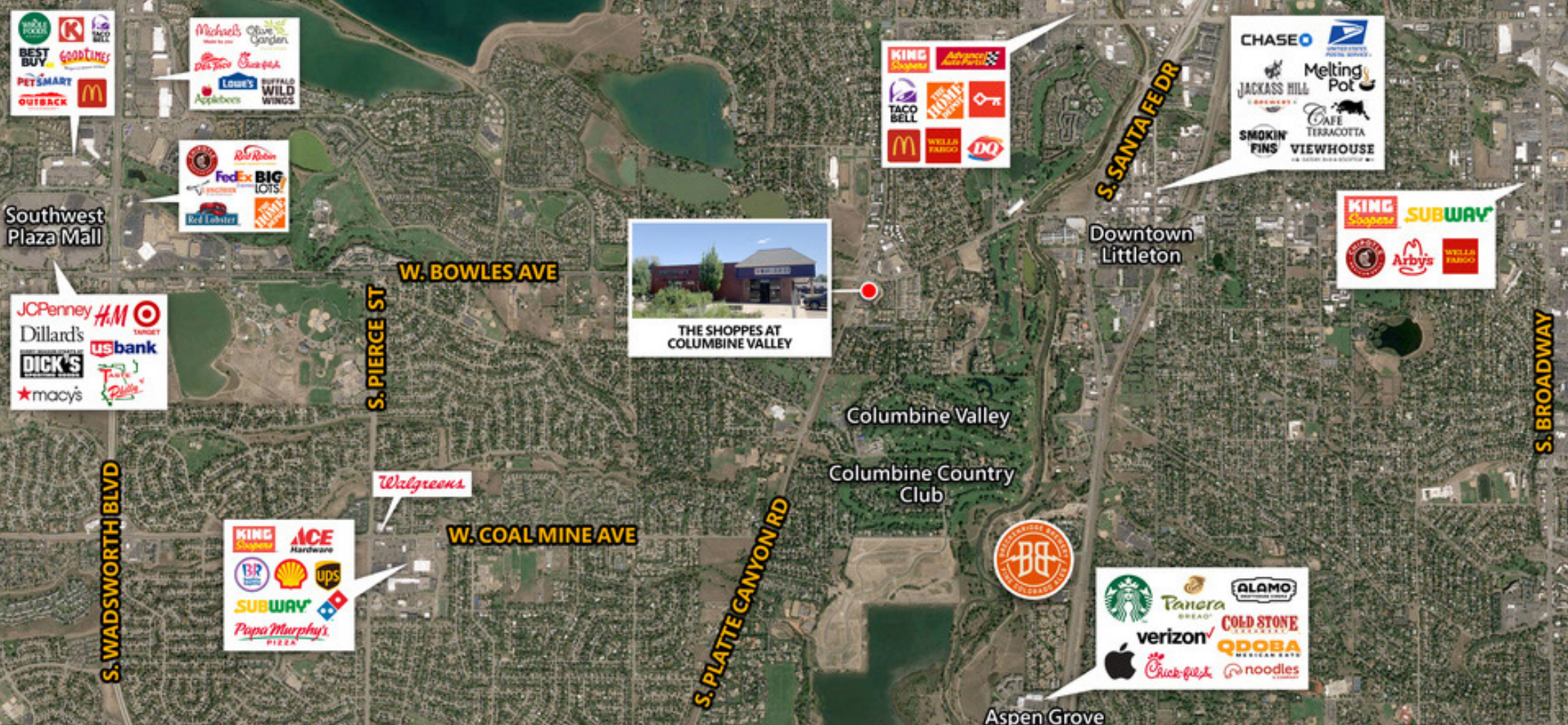
| DEMOGRAPHICS             | 1 MILE    | 3 MILES   | 5 MILES   |
|--------------------------|-----------|-----------|-----------|
| Total Households         | 3,869     | 36,668    | 111,665   |
| Total Population         | 8,834     | 87,866    | 272,864   |
| Average Household Income | \$132,789 | \$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      | ASPEN BLINDS                    | 1,139 SF  |
| D 4      | ASPEN BLINDS                    | 1,259 SF  |
| D 3      | SENA BOXING                     | 1,129 SF  |
| DI-2     | SENA BOXING                     | 1,733 SF  |
| PAD A-1  | COLORE ITALIAN RESTAURANT       | 2,527 SF  |
| PAD A-2  | HAVN HOT PILATES                | 2,105 SF  |
| PAD B-1  | AVAILABLE                       | 4,601 SF  |
| PAD B-2  | TINY TOES ACADEMY               | 1,780 SF  |
| PAD C    | TINY TOES ACADEMY               | 3,460 SF  |





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