



Inline Retail Available for Lease

Columbine Shopping Center

7580 S. Pierce | Littleton, CO 80128 \$15.00/SF NNN | NNN=\$8.25/SF

Unit 2 | 1,100 SF **Unit 9 | 2,400 SF**

Exceptional opportunity to lease either 1,100 sq ft or 2,400 sq ft in the heart of Littleton's thriving retail corridor. This high-visibility corner offers excellent frontage and access along South Pierce Street, positioned within a mature trade area supported by national retailers, grocery anchors, and dense residential communities.



Demographics & Community	1 Mile	3 Miles	5 Miles
2025 Population Projection	14,074	74,557	197,979
Bachelor's Degree or Higher	43%	45%	49%
Median Age	42.2	42.1	40.7
2020 Average Income	\$132,096	\$38,280	\$127,843

- High Income Established Residential Area
- Close access to C-470
- Surrounded by established housing with a clear need for additional retail amenities

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Unit 9

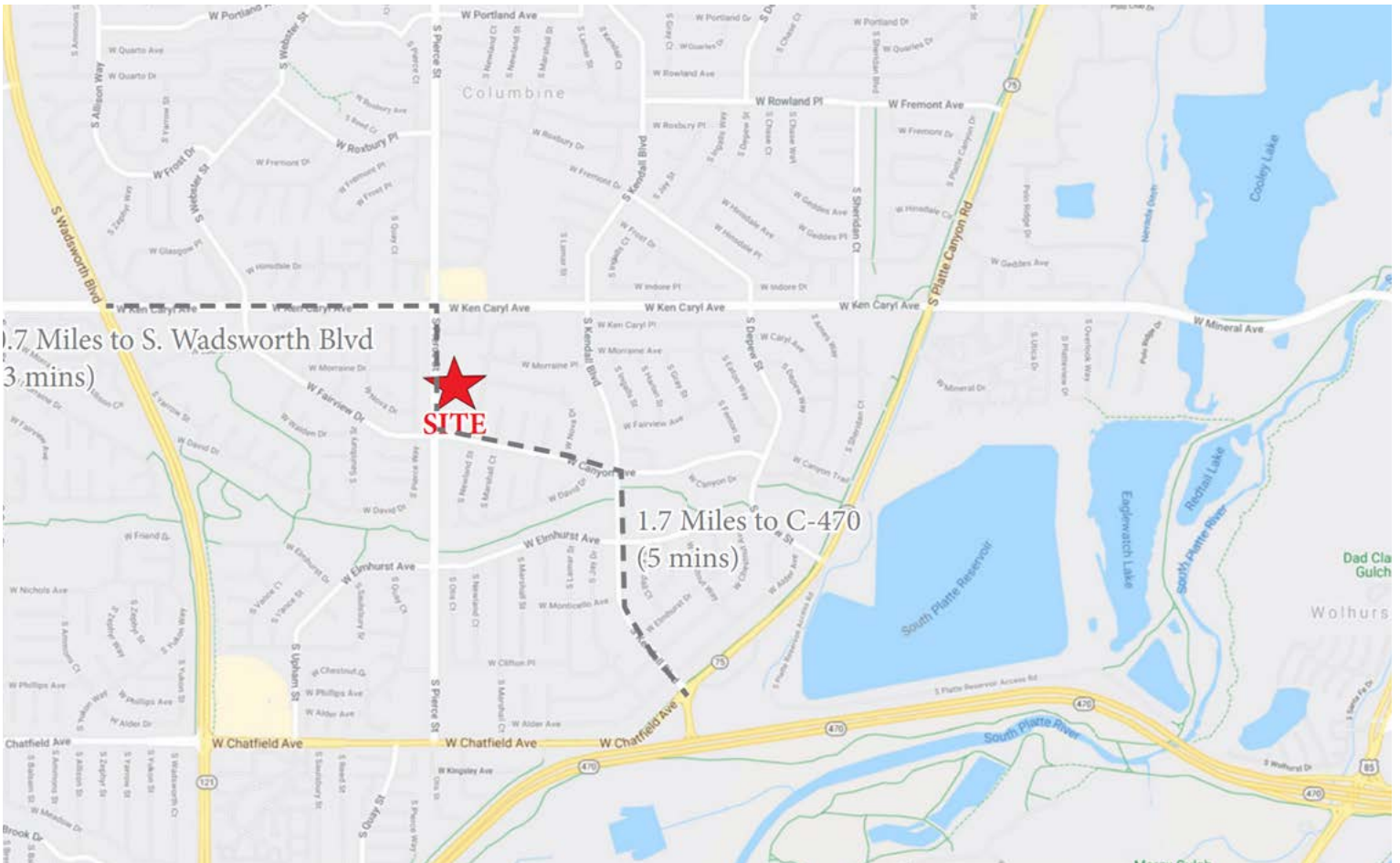


Unit 2



Columbine Center

Columbine Wines & Liquors	Anytime Fitness
Riley's Natural Pet Supply	Columbine Bar & Restaurant
Perfect Teeth	Affordable Tax & Accounting
Modern Misfit	Espresso Nails & Spa
AVAILABLE	Firestone
Phoenix Massage	The Grooming Gallery Dog Spa & Salon
	Famer's Market Bakery & Eatery



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