



**FOR LEASE**



## Property Details

5,465 SF of retail space in Littleton shopping center. Great curb exposure, monument sign, and pylon sign for Unit C. Other tenants include a sushi restaurant, liquor store, bar, and laundromat.

- 5,465 SF retail unit
- 5,465 sf x \$8/sf/yr base rate + \$7.62/sf/yr expenses = \$7,000/month
- Formerly Advance Auto Parts
- Three light-up signage: above unit, west side of building, & monument sign
- Tenant Improvement Package Available



# Property Photos



## Location



## CONTACT



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Please note, all information furnished in this presentation has been secured from sources we believe to be reliable. However, we accept no responsibility for its correctness and encourage the verification of all numbers prior to making any financial decisions. We may owe duties to the seller, which can include utmost good faith. We may negotiate on behalf of and act as advocate for the seller. Please do not tell us any information that you do not want shared with the seller. You are not legally responsible for our actions. Although we do not represent you, we will disclose to you all adverse material facts about the property actually known to us in accordance with Colorado Law. We will assist you without regard to race, creed, sex, religion, national origin, familial status or handicap.