

28 E Arapahoe Rd, Littleton,
CO 80122

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FOR LEASE

Baylor Watkins
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Property Description

Unit 28 at Sunset Plaza offers a well-positioned retail spot along East Arapahoe Road with strong visibility and steady traffic. The space features a modern buildout and flexible layout that can accommodate a range of retail concepts. Sunset Plaza is an established center with an active tenant mix, including a liquor store, hair salon, vape shop, swim shop, and spa, that already draws consistent foot traffic. Ample on-site parking and easy access make it convenient for customers to stop in. A solid opportunity to join a proven retail lineup in a well-trafficked corridor.

Property Highlights

- High-visibility location
- Modern design
- Versatile layout
- Ample parking
- Convenient accessibility
- Prominent signage opportunity
- Strong foot traffic
- Diverse tenant mix opportunity

Offering Summary

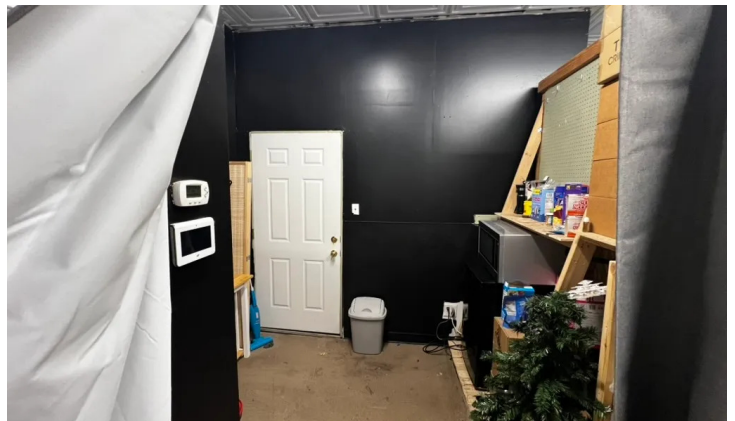
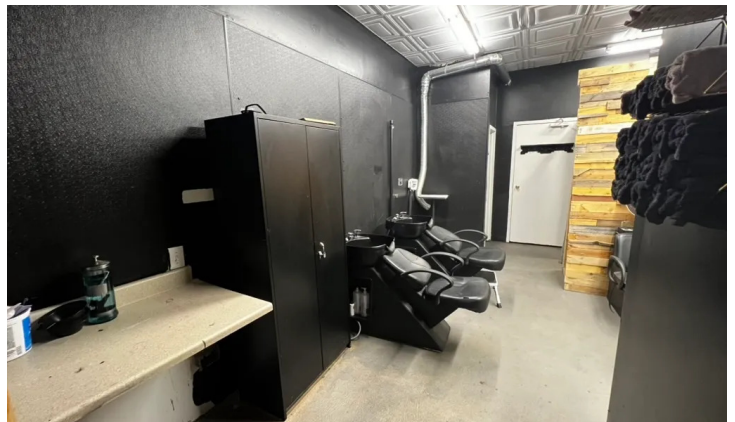
Lease Rate:	\$18 SF/yr (NNN)
Number of Units:	1
Available SF:	980 SF
Building Size:	980 SF

Demographics	0.25 Miles	0.5 Miles	1 Mile
Total Households	415	1,537	5,430
Total Population	971	3,641	13,356
Average HH Income	\$112,432	\$120,184	\$140,845

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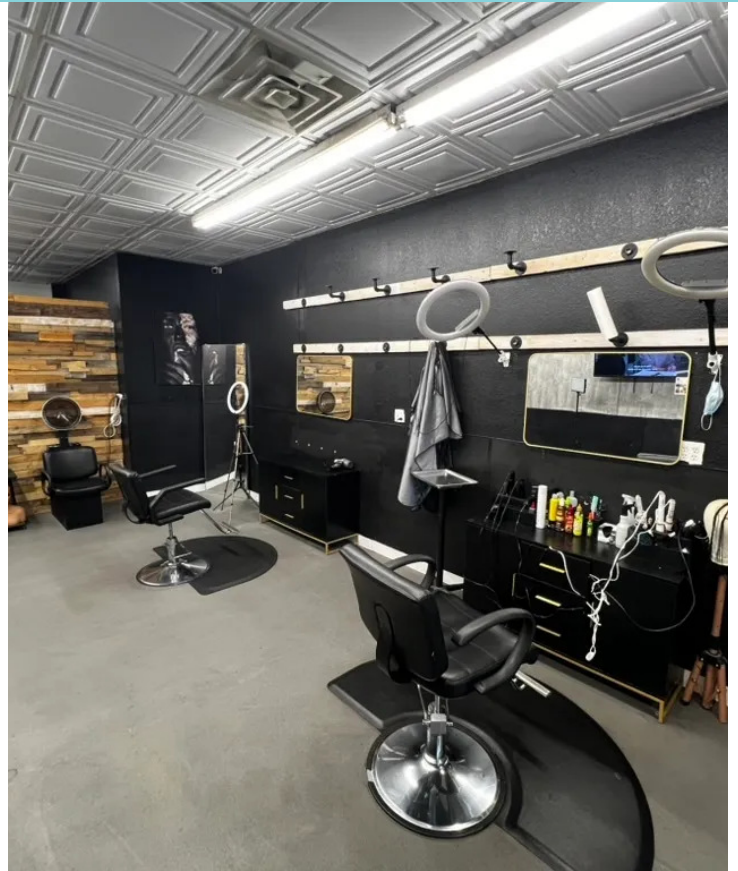

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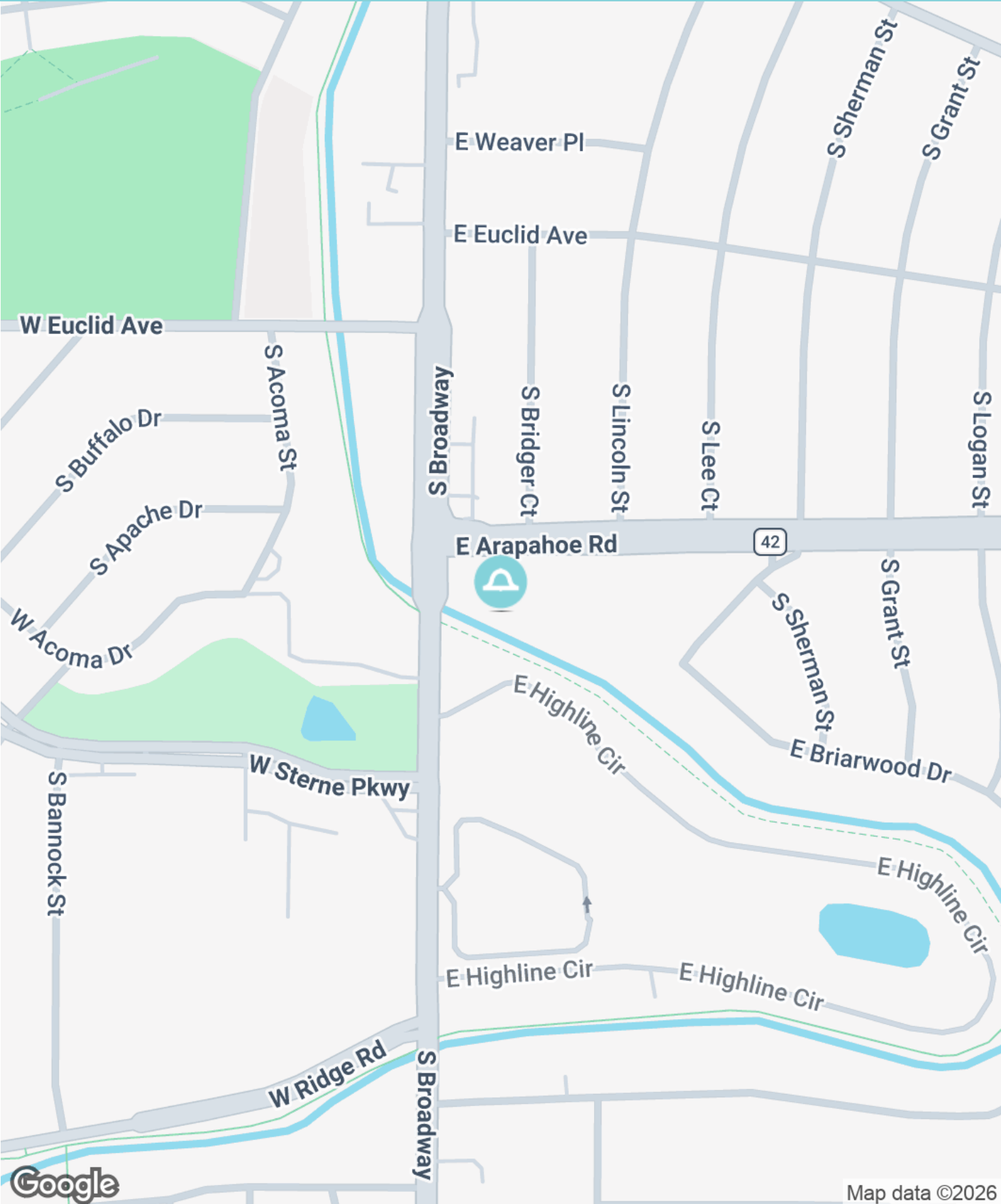
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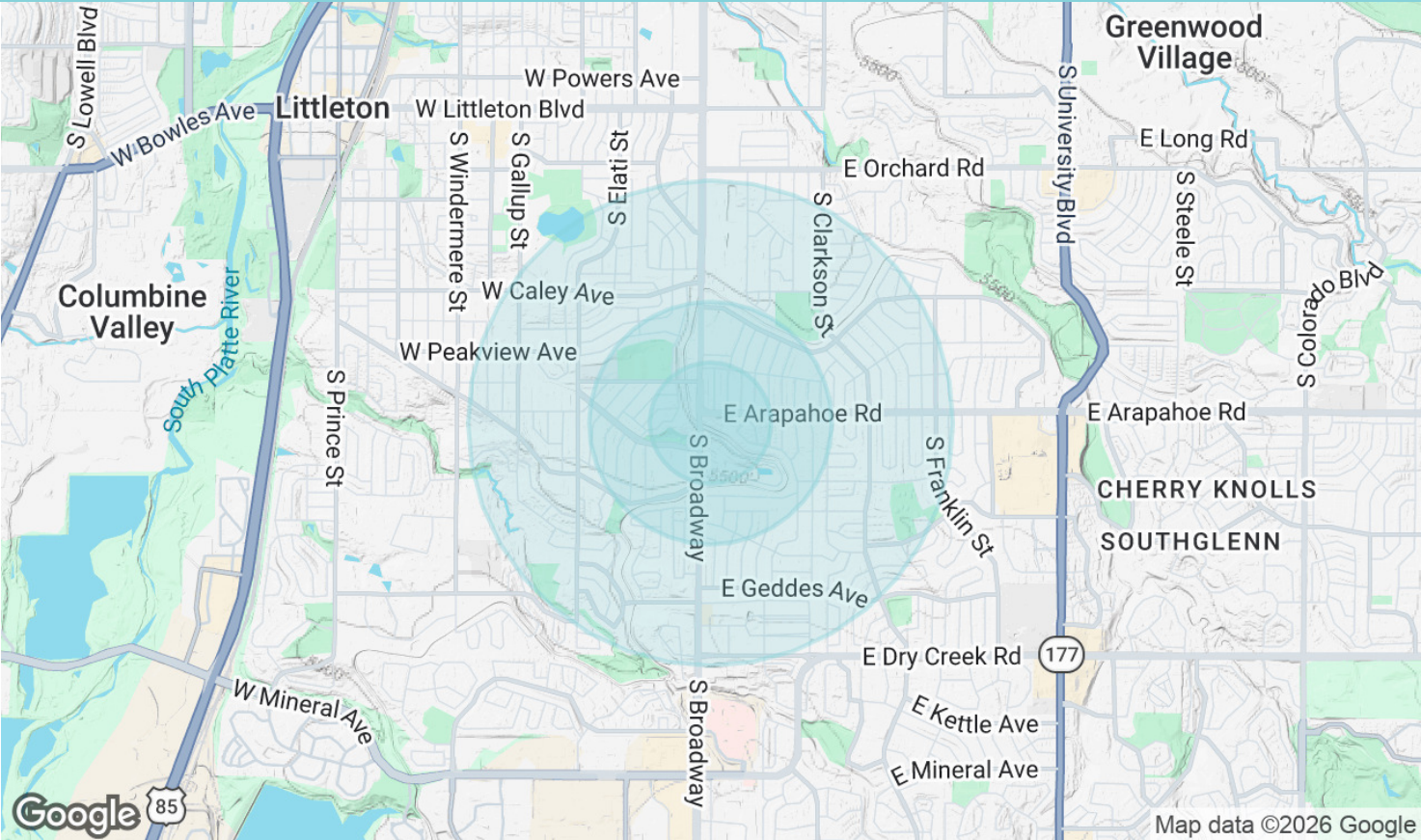
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Population	0.25 Miles	0.5 Miles	1 Mile
Total Population	971	3,641	13,356
Average Age	39.2	40.2	42.9
Average Age (Male)	38.3	39.4	41.4
Average Age (Female)	42.1	42.5	44.9

Households & Income	0.25 Miles	0.5 Miles	1 Mile
Total Households	415	1,537	5,430
# of Persons per HH	2.3	2.4	2.5
Average HH Income	\$112,432	\$120,184	\$140,845
Average House Value	\$554,324	\$566,701	\$600,296

2023 American Community Survey (ACS)

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Baylor Watkins

Associate Advisor

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Professional Background

Born in El Paso, Texas, Baylor Watkins made his way to Denver after graduating from the University of Texas at Austin, where he earned a Bachelor of Business Administration in Management Information Systems through the Canfield Business Honors Program.

Before joining BellStreet, Baylor spent four years in management consulting, working alongside Fortune 100 executives and cross-functional teams to solve complex business problems, manage high-stakes decisions, and keep large-scale initiatives moving forward. That work gave him a deep appreciation for understanding what clients actually need, structuring a clear path to get there, and earning trust through results rather than promises. He brings that same mindset to BellStreet's retail practice, guiding clients through every side of a transaction, whether they are selling, buying, or leasing retail space across Denver.

Outside the office, you can find Baylor skiing, mountain biking, golfing, or cheering on the Broncos. His background in client advisory work and his genuine curiosity about what makes businesses thrive give BellStreet's retail clients a thoughtful and determined advocate from the very first conversation.

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