

RETAIL SPACE AVAILABLE AT GROCERY ANCHORED CENTER

WOODLAWN CENTER

1500 WEST LITTLETON BOULEVARD | LITTLETON, COLORADO 80120

LOCATED JUST MINUTES EAST OF OLD TOWN LITTLETON



PLEASE CONTACT

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Principal

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**LEE &
ASSOCIATES**

COMMERCIAL REAL ESTATE SERVICES

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PROPERTY SUMMARY

AVAILABLE	Total Retail Available: $\pm$ 5,239 SF Total Office Available: $\pm$ 4,393 SF
BUILDING SIZE	95,297 SF GLA
STORIES	2
ZONING	C-MS-5 Denver
PARKING	Ample parking
TENANCY	Multi
FRONTAGE	452' W Littleton Blvd
LEASE RATE	Please Contact Brokers

PROPERTY FEATURES

- Located across from Arapahoe County Courthouse & Human Services
- Adjacent to Littleton School District Offices
- Signalized intersections on W Littleton Blvd

PROPERTY HIGHLIGHTS

- Woodlawn Center is the primary multi-tenant neighborhood center along West Littleton Boulevard just east of Downtown Littleton.
- It offers strong visibility at a signalized corner, established credit tenants, and an uncommon mix of retail and small-office space within a single property.
- Opportunities for traditional retail, medical and office users.
- Location: Signalized hard-corner exposure with direct connectivity to Downtown Littleton, South Federal Boulevard, U.S. 85/Santa Fe Drive, and C-470.
- Demand Drivers: Arapahoe County functions, Littleton Public Schools offices, RTD access, and meaningful daytime employment within one mile.



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PROPERTY PHOTOS



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24,758 VPD

W LITTLETON BOULEVARD



JOIN MAJOR CO-TENANTS

- Fresh Market Community Kitchen
- Dollar Tree
- Sherwin Williams
- Anytime Fitness
- Starbucks
- Plus others

AVAILABLE UNITS

105	2,160 SF
113	1,079 SF
121	2,000 SF

MONTH-TO-MONTH

104*	2,160 SF
110B*	2,491 SF

* Suites are leased month-to-month & can be made available



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DEMOGRAPHICS

CoStar 2026	1 Mile	3 Miles	5 Miles
Current Population	15,291	93,518	281,916
Daytime Population	10,072	52,152	130,262
Number of Businesses	1,321	7,192	17,516
Number of Households	7,041	39,500	116,469
Average Household Income	\$95,915	\$127,223	\$135,665
Median Home Value	\$645,522	\$689,419	\$695,811

TRAFFIC COUNTS

CoStar 2026	Cross Street	Traffic Volume
W Littleton Blvd	S Datura St E	24,474
W Littleton Blvd	S Louthan St W	22,536
W Littleton Blvd	S Louthan St W	22,491
W Littleton Blvd	S Prescott St W	24,114



\$385,136,406

**Spent on Food & Alcohol
within a 3-mile radius
2026**



\$364,093,142

**Spent on Transportation &
Maintenance within a 3-mile radius
2026**



\$225,647,487

**Spent on Entertainment, Hobbies
& Pets within a 3-mile radius
2026**



92 Walk Score
WALKER'S PARADISE



69 Transit Score
GOOD TRANSIT



96 Bike Score
BIKER'S PARADISE

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VISIBILITY FROM WEST LITTLETON BOULEVARD

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