

SANTA FE & MINERAL
RIVER PARK



RIVER PARK

SWC SANTA FE DR. & MINERAL AVE
LITTLETON, COLORADO 80120



47,550 vpd

Mineral Ave

Santa Fe Dr

76,940 vpd

LIGHT RAIL

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LEGEND
PARTNERS

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 **Evergreen**
Development | Services | Investments

RIVERPARK

INTRODUCING A NEW MIXED USE DEVELOPMENT WITH RETAIL, MULTI-FAMILY, SENIOR HOUSING, AND OFFICE AT THE SWC OF SANTA FE DR. AND MINERAL AVE. IN LITTLETON, CO. FOUR DISTINCT DISTRICTS POSITIONED SOUTH OF THE MINERAL LIGHT RAIL STATION (4,577 RIDERS PER DAY) AND NORTH OF THE TOLL BROTHERS HOUSING DEVELOPMENT (390 NEW HOMES). NEW QUAD ROAD INTERSECTIONS WILL BE ADDED AT SANTA FE DR. AND NICHOLS DR. AND AT MINERAL AVE. AND PLATTE RIVER PKWY. TO ASSIST WITH THE 124,490 VEHICLES PER DAY AT THE SANTA FE DR. AND MINERAL AVE. INTERSECTION.

SOUTH PLATTE RIVER
OPEN SPACE

PARKING DECK
HOMESTEAD
DISTRICT

MULTIFAMILY - 278 UNITS
COMING 2026
DEVELOPED BY EVERGREEN

DESTINATION DISTRICT
UNDER CONTRACT

31,530 vpd

10
SENIOR HOUSING
3 AC
DEAL
PENDING

DAILY NEEDS DISTRICT

DEAL
PENDING

DEAL
PENDING

DEAL
PENDING

LIFESTYLE
DISTRICT

REGIONAL DETENTION

Nichols St 24,760 vpd

47,550 vpd

Mineral Ave

Santa Fe Dr



76,940 vpd

Santa Fe Dr

This site plan is conceptual, building footprints and/or lot sizes can be adjusted to meet end user requirements

DAILY NEEDS

DRIVE-THRU AVAILABILITY FOR USERS SUCH AS QSR, CAR WASH, AND FINANCIAL INSTITUTIONS. SPECIALTY GROCERY, RETAIL AND MEDICAL ARE OTHER DESIRABLE USES TO COMPLETE THE MIXED-USE DAILY NEEDS DISTRICT.

LOT	SIZE	AVAILABILITY
LOT 1	1.92 ACRES	DEAL PENDING
LOT 3	1.83 ACRES	QUIK TRIP GAS
LOT 4	1.19 ACRES	QUIK TRIP CAR WASH
LOT 5	0.86 ACRES	DEAL PENDING
LOT 6	1.03 ACRES	DEAL PENDING
LOT 7	1.27 ACRES	DEAL PENDING
LOT 8	1.38 ACRES	AVAILABLE
LOT 9	2.72 ACRES	AVAILABLE
LOT 10	3 ACRES	DEAL PENDING



SANTA FE & MINERAL PARK RIVER

LIFESTYLE

EAT, DRINK AND PLAY IN LITTLETON'S NEWEST LIFESTYLE DISTRICT.
 OPPORTUNITIES FOR SIT DOWN RESTAURANTS WITH OUTDOOR SEATING.
 ACTIVATED PLAZA WITH SHOPS SPACE.

LIFESTYLE OUTPARCELS

LOT	SIZE	AVAILABILITY
LOT B	0.97 ACRES	AVAILABLE
LOT C	0.86 ACRES	AVAILABLE
LOT D	0.95 ACRES	AVAILABLE
LOT E	0.84 ACRES	AVAILABLE
LOT F	1.14 ACRES	AVAILABLE

LIFESTYLE SHOPS

LOT	SIZE	AVAILABILITY
SHOP NORTH	8,400 SF (DIVISIBLE)	SEE PAGE 6
SHOP SOUTH	8,400 SF (DIVISIBLE)	SEE PAGE 6



SANTA FE & MINERAL PARK

LIFESTYLE SHOPS

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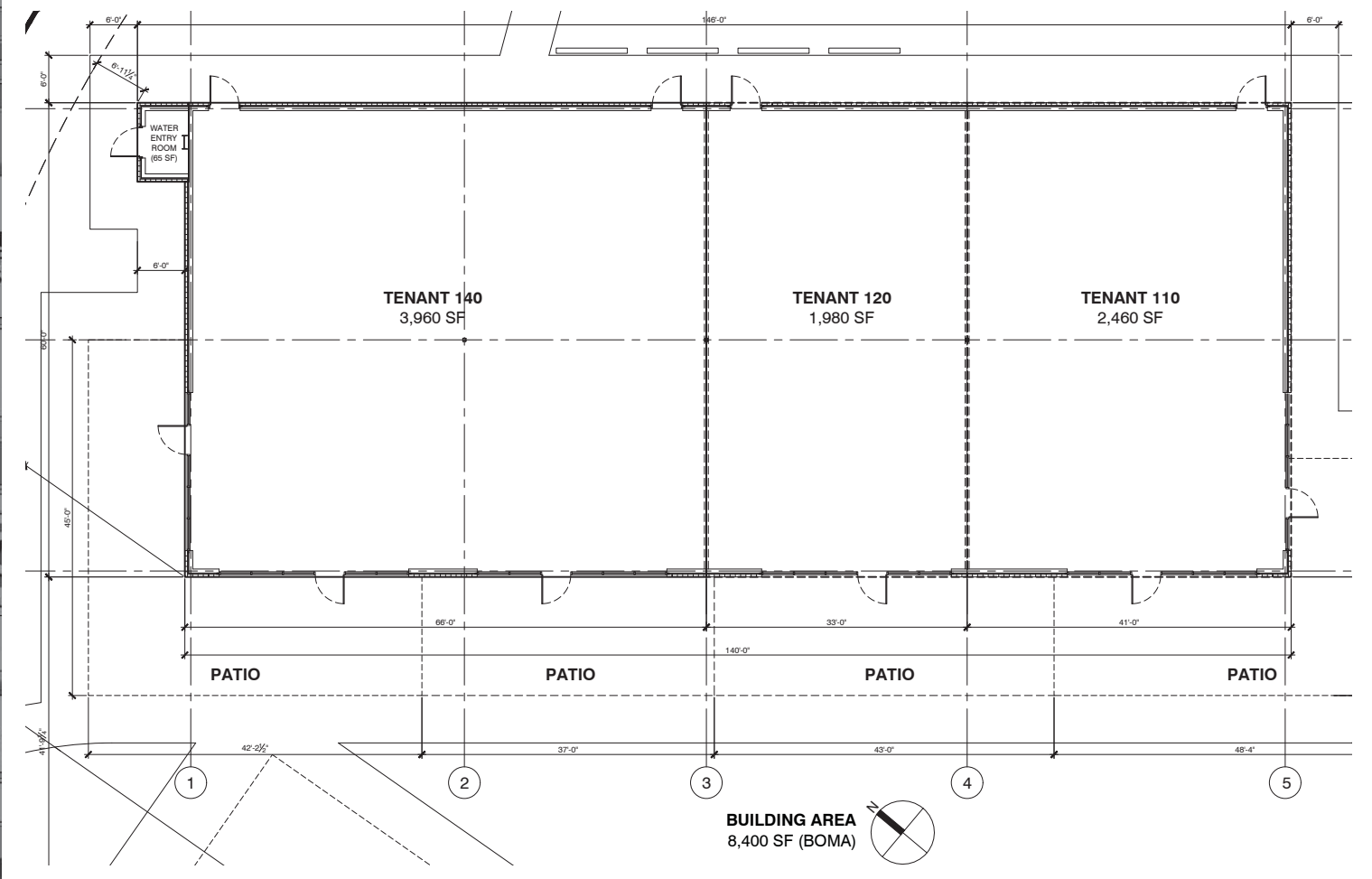
NORTH LIFESTYLE SHOP		
TENANT	SIZE	AVAILABILITY
140	3,960 SF	AVAILABLE
120	1,980 SF	AVAILABLE
110	2,460 SF	AVAILABLE

**All suites can be combined / reduced to accommodate tenant requirement*

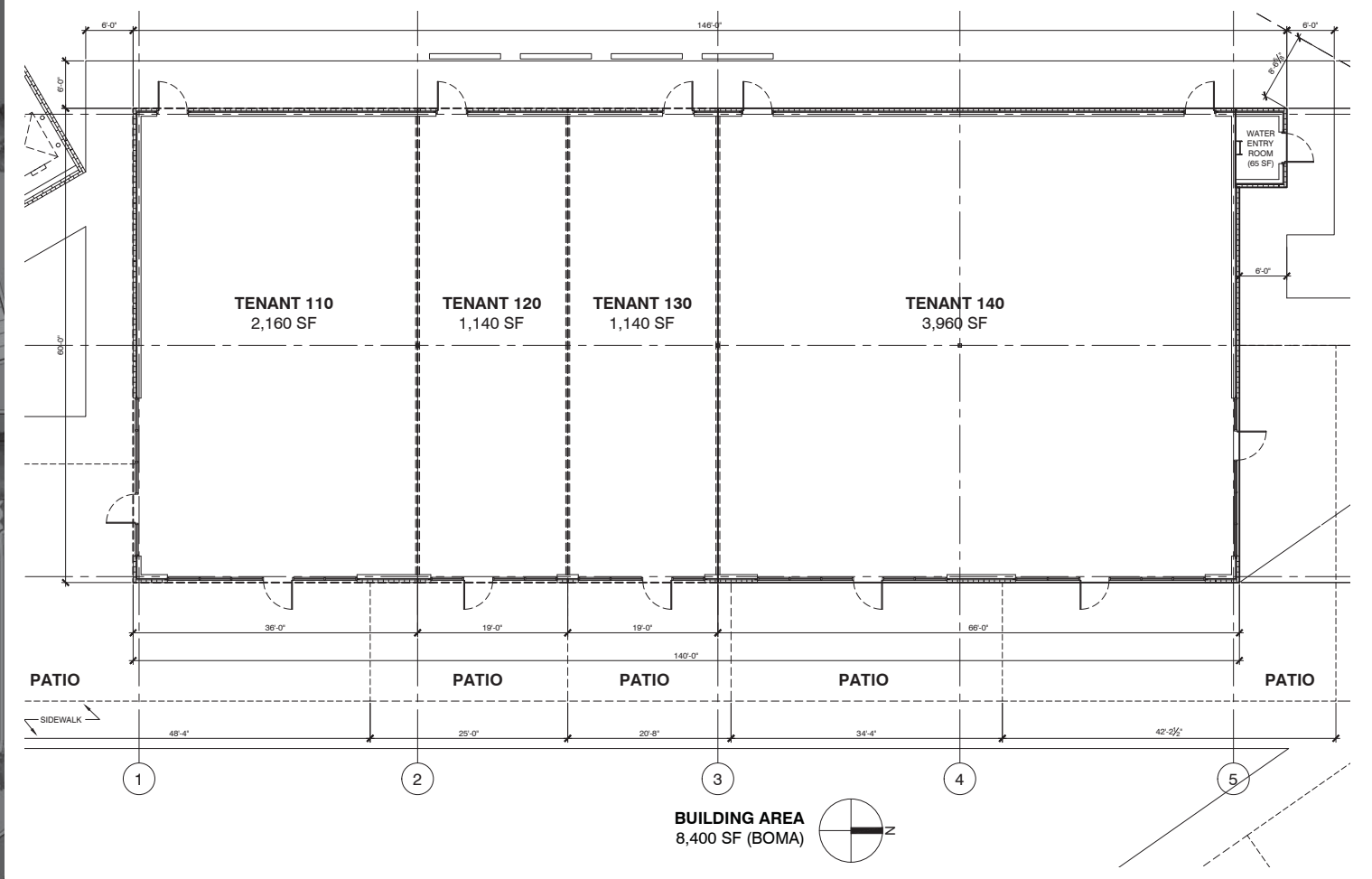
SOUTH LIFESTYLE SHOP		
TENANT	SIZE	AVAILABILITY
110	2,160 SF	AVAILABLE
120	1,140 SF	AVAILABLE
130	1,140 SF	AVAILABLE
140	3,960 SF	AVAILABLE

**All suites can be combined / reduced to accommodate tenant requirement*

NORTH SHOPS



SOUTH SHOPS



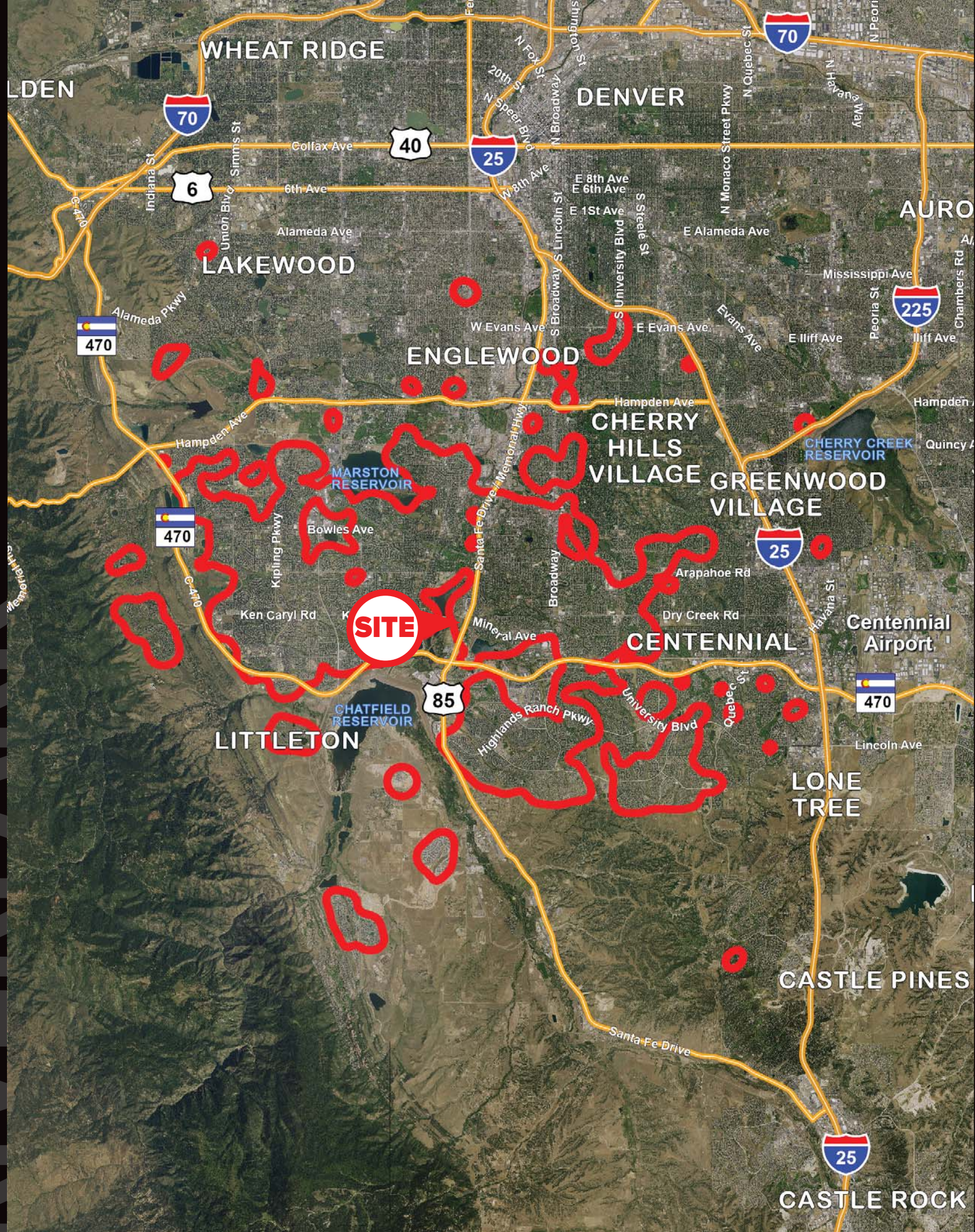
DESTINATION

ADJACENT TO SOUTH PLATTE RIVER OPEN SPACE WITH TRAIL CONNECTION FROM RIVERPARK TO SOUTH PLATTE TRAIL. HIKE OR RIDE TO RESTAURANTS WITH EXPANSIVE PATIOS TO TAKE ADVANTAGE OF UNPARALLELED VIEWS. OPPORTUNITY FOR BREWERY WITH BEER GARDEN AND DESTINATION RETAIL.

LOT	SIZE	AVAILABILITY
LOT 13	4.38 AC	UNDER CONTRACT



RIVERPARK & MINERAL SANTA FE & MINERAL



TRUE TRADE AREA (TTA) DEMOGRAPHICS



TRUE TRADE AREA SIZE
60+ MILES



POPULATION
288,783



POPULATION DENSITY
4,725.4



FAMILY HOUSEHOLDS
76,523



AVERAGE HOUSEHOLD INCOME
\$148,546



MEDIAN HOUSEHOLD INCOME
\$111,646

* TTA information courtesy of [placer.ai](#) and demographics courtesy of ESRI. TTA based on 70% of traffic volume to shopping center over a 12-month period.



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