

DUTCH CREEK SHOPPING CENTER

8250 W Coal Mine Avenue
Littleton, CO 80123



1,300 - 4,485 SF
FOR LEASE

MAJOR RENOVATIONS NOW COMPLETE!



KINSEY & COMPANY
COMMERCIAL REAL ESTATE

Jason F. Kinsey
Managing Principal
720-280-5757
Jason@KinseyCRE.com

Brady Kinsey
Principal
303-847-1295
Brady@KinseyCRE.com

Availability

- Available: For Lease
- SF Available: 1,300 - 4,485 SF
- Pricing: Contact Broker

Traffic Counts

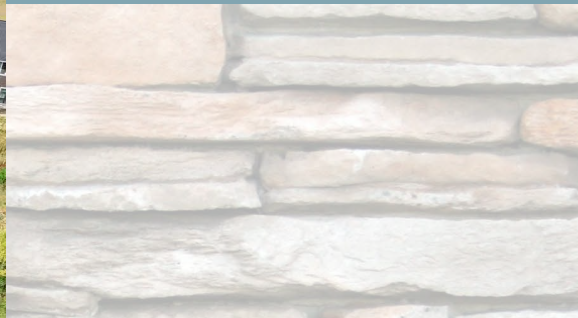
- S. Wadsworth Blvd.: 32,536 VPD
- W. Coal Mine Ave.: 16,641 VPD

(MPSI 2021 & 2022 Estimates)



Highlights

- New exterior paint and new parking lot now complete!
- New monument sign located right along Coal Mine Ave
- New roof installed throughout the center
- Targeting neighborhood uses such as breweries, barbershops, fitness, medical.
- Floor plans for all the available spaces (please request from broker)

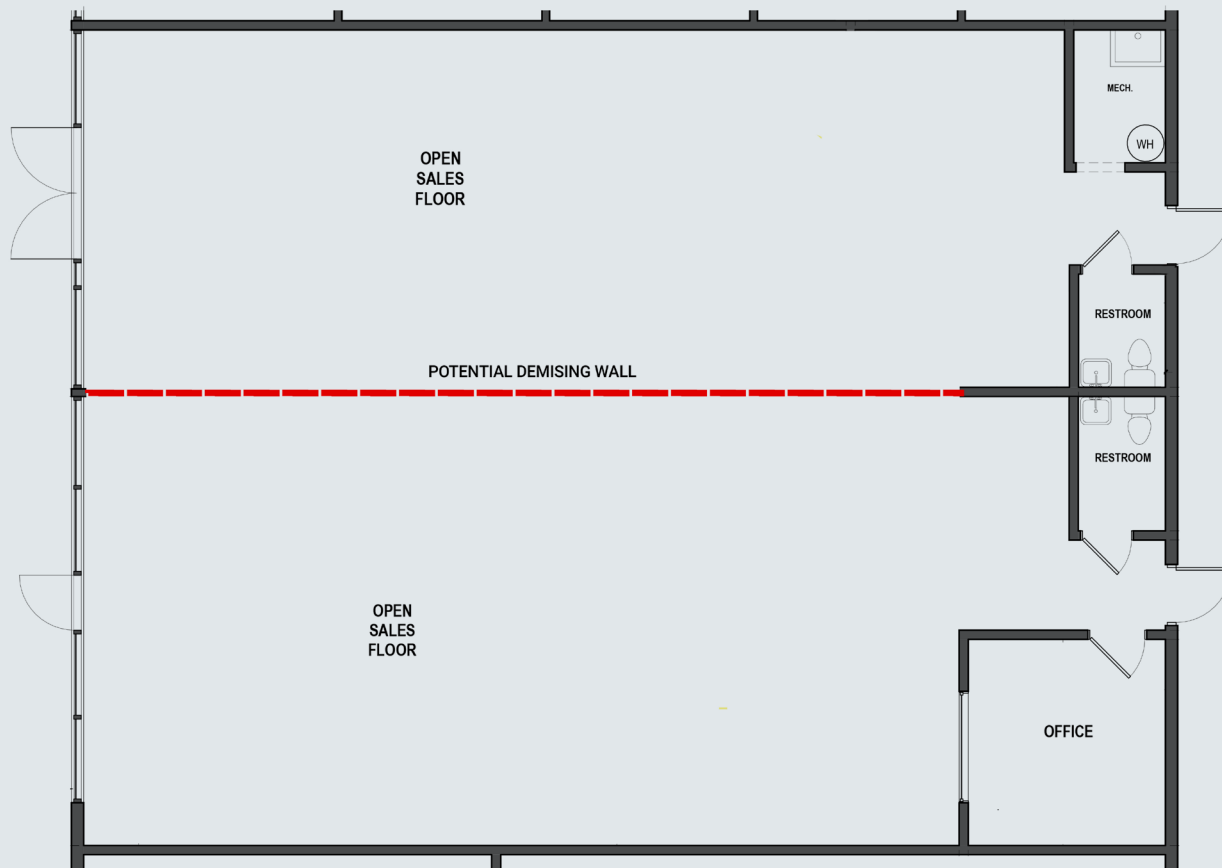


NEW MONUMENT SIGNAGE

No representations or warranties, expressed or implied, are made as to the accuracy of the information contained herein. Prospective tenant must independently verify the information and bears all risk for inaccuracies. Prices, terms, and availability are subject to change and/or withdrawal without notice

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Suite 8 - 2,715 Divisible to 1,300 SF



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Site Plan



SPACE	TENANT	SIZE
Suite 0	7/11	
Suite 1A	Nail Salon	
Suite 1B & 2	Denver Guns	
Suite 3 & 4	Liquor Store	
Suite 5	Marvel Cleaners	
Suite 6	Images by Design	
Suite 7	Pipe Shop	
Suite 8	VACANT	2,715 (Divisible to 1,300 SF)
Suite 10	VACANT	4,485
Suite 11	Tattoo Shop	
Suite 12	Dog Groomer	
Suite 13	Dog Groomer	
Suite 14	Restaurant	
Suite 15 & 16	Sew Haven	



Demographics

	1 Mile	3 Miles	5 Miles
Population	14,009	96,714	195,888
Average HH Income	\$113,958	\$131,741	\$122,524
Daytime Population	2,611	28,734	67,262

Source: CoStar



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Disclaimer: The Interested Party acknowledges that any documents or information ("Materials") received from the Property Owner are provided solely for reference and review. The Property Owner makes no representations, expressed or implied, regarding the accuracy or completeness of these Materials. The Interested Party assumes full responsibility for evaluating all provided documents, which may include maps, schematics, and other property-related data. This includes, but is not limited to: (i) the structural integrity, condition, and features of the Property, including roofing, foundation, utilities, and landscaping; (ii) soil composition, geological factors, and groundwater conditions; (iii) the availability and adequacy of utility services; (iv) zoning, land use regulations, and development feasibility; (v) legal restrictions affecting the Property; (vi) adherence to applicable laws, codes, and regulations; (vii) potential environmental hazards on or near the premises; (viii) the quality of workmanship and materials in any existing structures; and (ix) the status of the Property's title. The Property Owner is not responsible for any conclusions drawn by the Interested Party based on these Materials. It is the sole duty of the Interested Party to conduct independent due diligence before finalizing any transaction. All documents are provided without warranty, and the Interested Party waives any claims against the Listing Agent and Property Owner regarding the accuracy or reliability of the information furnished.