

FOR SALE OR LEASE

# PREMIER RETAIL/FLEX OPPORTUNITY

3615 W BOWLES AVE, LITTLETON, CO 80123

**MATTHEWS**<sup>TM</sup>  
REAL ESTATE INVESTMENT SERVICES



# PARCEL OUTLINE

APN: 2077-18-4-09-038

LOT SIZE: ±3.75 AC





# EXCLUSIVELY LISTED BY

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## SECTION 1

# INVESTMENT OVERVIEW

## PROPERTY OVERVIEW



**\$5,400,000**

LIST PRICE



**\$123.52**

PPSF



**±43,719 SF**

BUILDING SF



**\$8.00/SF + NNN**

LEASE RATE

### PROPERTY DETAILS

Address	3615 W Bowles Ave, Littleton, CO 80123
County	Arapahoe
Submarket	Southwest Submarket
Ownership	Fee Simple
APN	2077-18-4-09-038
Property Taxes (2023)	\$130,254
Total Building SF	±43,719 SF
Land AC	±3.75 AC
Year Built	1984
Construction	Masonry
Zoning	CM





## INVESTMENT OVERVIEW

Matthews Real Estate Investment Services™ is pleased to present a rare and exclusive opportunity to acquire or lease the fee simple interest in a high-quality, single-tenant retail/flex property located at 3615 W Bowles Ave, in the prestigious Columbine Valley of southwest Denver. Situated in one of the area's most affluent and amenity-rich neighborhoods, this property offers a prime location surrounded by residential communities, top-rated schools, golf courses, parks, and leading retailers. The site benefits from a strong population base of 276,241 within a 5-mile radius and an impressive average household income of \$115,742. With immediate access to key thoroughfares such as W Bowles Ave and S Santa Fe Dr, this makes an ideal destination for businesses seeking visibility, accessibility, and growth in one of Denver's most dynamic submarkets.



# INVESTMENT HIGHLIGHTS

## PROPERTY HIGHLIGHTS:

- ±43,719 SF building on a spacious ±3.75-acre lot
- 222 paved parking spaces with a generous 5.08/1,000 SF parking ratio
- Durable masonry construction, built in 1984 and exceptionally well maintained
- 3 curb cuts as entry points into the property
- Open and flexible interior layout with clear heights up to 20'
- 2 drive-in doors and 1 dock-high door
- Heavy power, supporting a variety of commercial uses
- Rear section includes warehouse, storage, and executive office suites
- Being offered vacant and is available for sale or lease

## UNMATCHED LOCATION & SURROUNDING AMENITIES:

Located just minutes from Downtown Littleton, the property is surrounded by a diverse mix of retail, education, recreation, and dining options:

- 3 golf courses: Columbine Country Club, Raccoon Creek, and Littleton Golf & Tennis Club
- 3 schools: Columbine High School, Goddard Middle School, and Leawood Elementary
- Major retailers: The Home Depot, Lowe's, Costco, local shopping centers



- Dining & grocery: A wide variety of restaurants, grocery stores, and daily conveniences

3615 W Bowles Ave offers businesses a strategic, high-traffic location in one of the metro area's most desirable and high-performing corridors in the thriving Columbine Valley of southwest Denver.







Walmart  
Supercenter  
**COSTCO**  
WHOLESALE

TACO BELL  
planet fitness  
corepower YOGA  
DOLLAR TREE

**LOWE'S**  
DISCOUNT  
TIRE

**HOBBY LOBBY**  
sam's club  
HONDA NISSAN KIA

Great Clips  
WELLS FARGO  
**KING Soopers**  
PET SUPPLIES PLUS  
Little Caesars  
Minus the hassle.

REI COOP  
**BEST BUY**

**THE HOME DEPOT**

**LOWE'S**  
Total Wine  
T.J. maxx  
HomeGoods  
ULTA BEAUTY  
Michaels  
BOOT BARN

RACCOON CREEK GOLF

**THE HOME DEPOT**

SUBJECT  
PROPERTY

W BELLEVUE AVE ± 35,000 VPD

McDonald's  
KFC  
Starbucks  
Talenque

DOWNTOWN LITTLETON

**TRADER JOE'S**  
ROSS  
DRESS FOR LESS

Melting Pot  
VIEWHOUSE  
EATERY, BAR & ROOFTOP

W BOWLES AVE ± 29,000 VPD

GODDARD MIDDLE SCHOOL  
562 STUDENTS

COLUMBINE COUNTRY CLUB

dish

REINKE BROS

COLUMBINE HIGH SCHOOL  
1,667 STUDENTS

SOUTHWEST PLAZA  
TARGET  
maurices  
SHOE DEPT. ENCORE  
H&M Dillard's JCPenney  
Cheesecake Factory

85

W WADSWORTH BLVD  
± 47,000 VPD

**KING Soopers**  
**ACE Hardware**

S PLATTE CANYON RD ± 45,000 VPD

± 57,000 VPD

POTTERY BARN  
WILLIAMS-SONOMA  
sleep number  
ULTA BEAUTY  
Apple Store



# ZONING SUMMARY

## CM (CORRIDOR MIXED-USE)

The CM district allows a wide variety of retail, service, office, and residential uses, including various development types—ranging from standalone buildings to multi-tenant centers, and from small-scale developments to larger horizontal or vertical mixed-use projects that combine different functions within the same site or structure.

The locations of this district along major corridors are either distant to or buffered from low-density neighborhoods with transitions occurring at the rear of lots or with a street/alley separation. The impacts on the surrounding environments are managed by lot and building design.

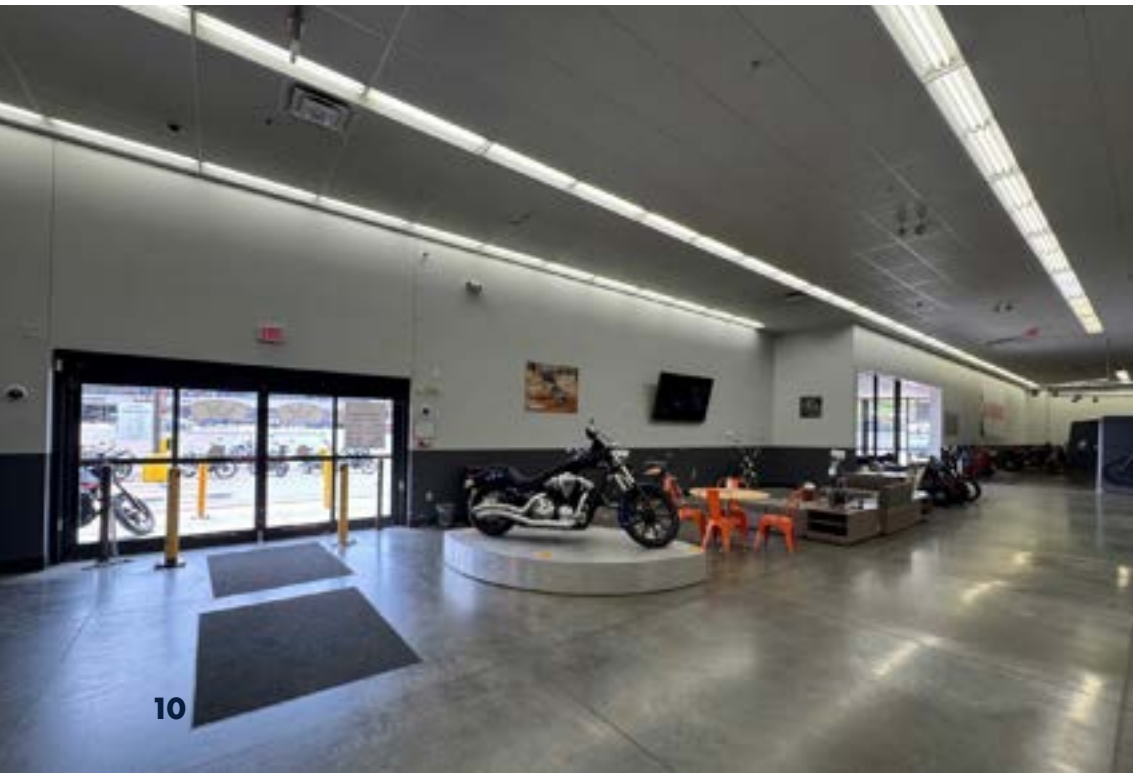
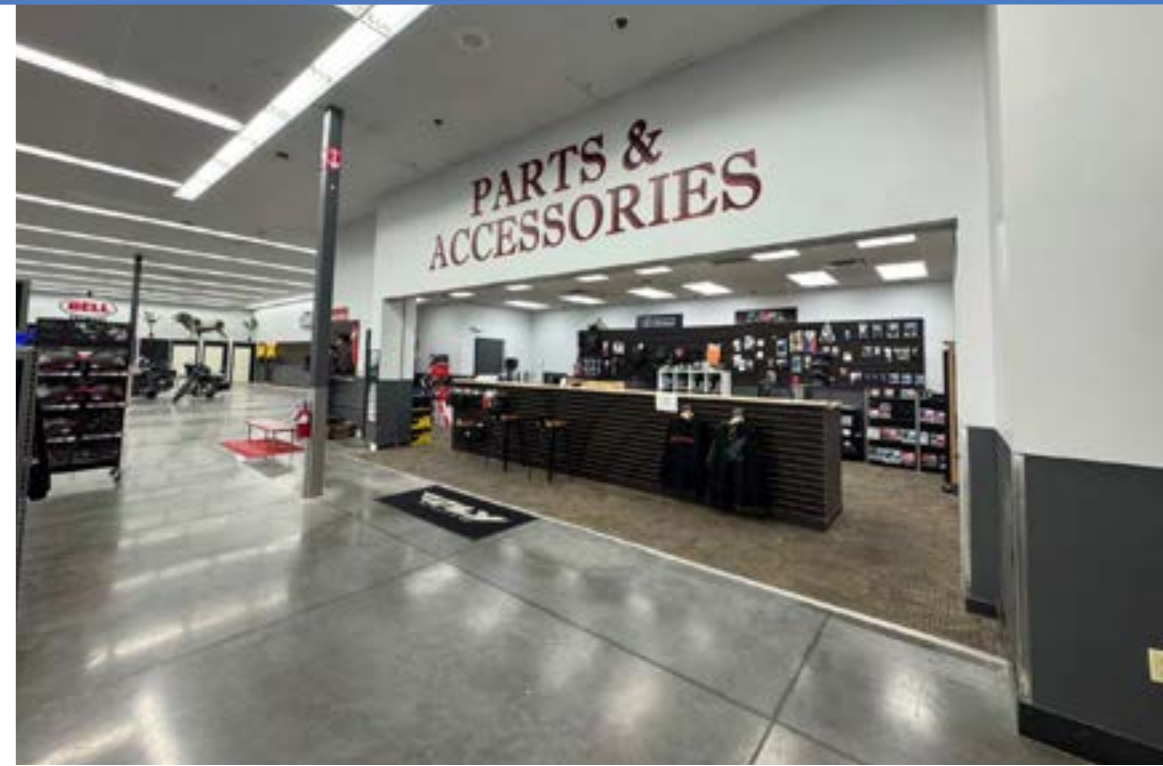
### Potential uses include:

- Health and fitness club
- Food market
- Grocery Store
- Shopping center
- Indoor entertainment
- Movie or other theater
- Drug store
- Veterinary clinic
- Home furnishing
- Home improvement center
- Nursery or garden center
- Repair-oriented uses
- Retail repair, sales, and personal services
- Restaurants
- Equipment and machinery sales and rental
- Vehicle accessories and part services
- Vehicle service and sales
- Childcare center or pre-school
- Private school
- Public assembly facility
- Transit system facility
- Civic and institutional
- Medical facilities
- Data center
- Self/indoor storage



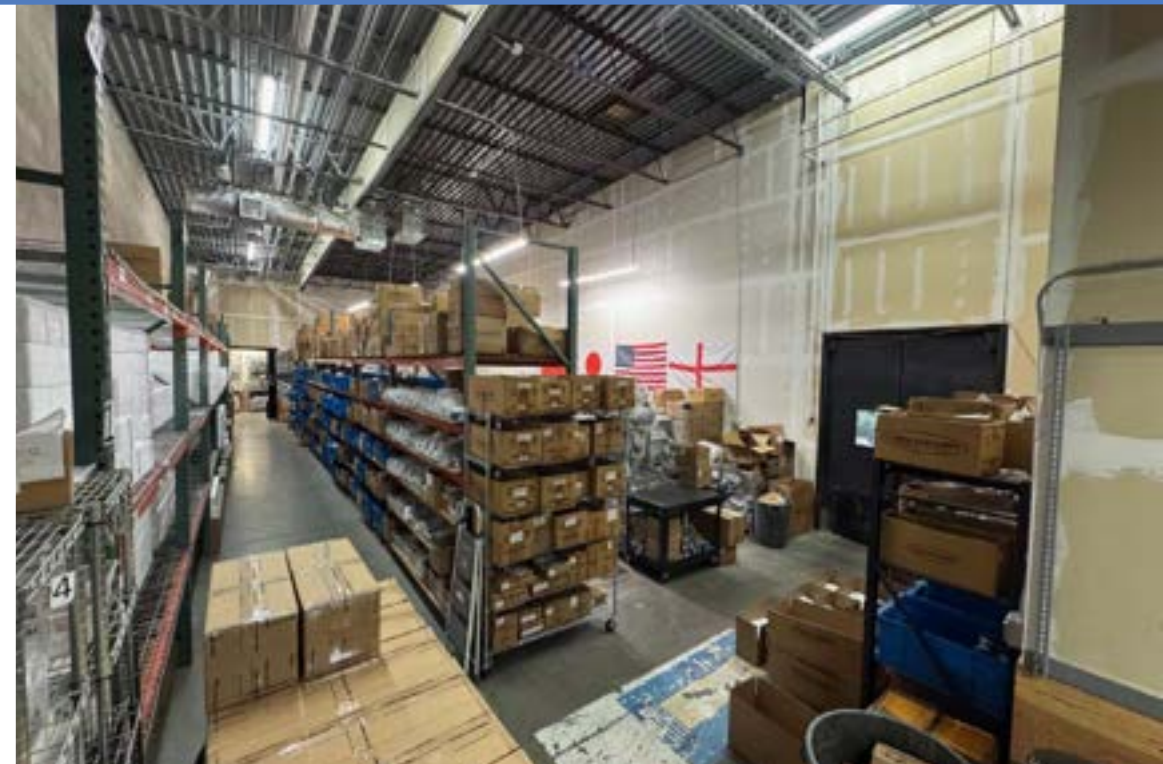


# INTERIOR PHOTOS





# INTERIOR PHOTOS





# DOWNTOWN DENVER, CO

±11.8 MILES



W BOWLES AVE ±39,000 VPD





**SUBJECT PROPERTY**

**W BOWLES AVE ±39,000 VPD**





**SUBJECT PROPERTY**

**S LOWELL BLVD ±9,800 VPD**





**SUBJECT PROPERTY**

**W BOWLES AVE ±39,000 VPD**

**S LOWELL BLVD ±9,800 VPD**



# SITE PLAN





# LOADING







## SECTION 2

# SALES & RENT COMPARABLES



# SALES COMPARABLES

	Property Address	Sale Date	Sale Price	Price Per SF	Building SF	Land Area AC	Sale Condition
<b>S</b>	3615 W Bowles Ave Littleton, CO	-	\$5,400,000	\$123.52	43,719	3.75	-
<b>1</b>	12810 Stroh Ranch Ct Parker, CO	5/8/2025	\$5,500,000	\$269.94	20,375	1.00	N/A
<b>2</b>	13900 Mississippi Ave Aurora, CO	4/10/2025	\$2,450,000	\$122.50	20,000	1.40	N/A
<b>3</b>	309 E County Line Rd Littleton, CO	11/14/2024	\$6,203,000	\$128.65	48,215	8.07	N/A
<b>4</b>	10081 W Bowles Ave, Littleton, CO	8/22/2024	\$4,460,000	\$98.05	45,485	3.75	Deferred Maintenance
<b>AVERAGES</b>			<b>\$4,653,250</b>	<b>\$154.79</b>	<b>33,519</b>	<b>3.55</b>	<b>-</b>

# RENT COMPARABLES

	Property Address	Year Built	Building SF	Rent Per SF/YR	Lease Type	Start Date	Tenant
<b>S</b>	3615 W Bowles Ave Littleton, CO	1984	43,719	-	-	-	-
<b>5</b>	7777 S Jewell Ave Lakewood, CO	1965	38,400	\$15.00	NNN	7/17/2024	Super Black Friday & Crazy Deals
<b>6</b>	123-155 W Hampden Ave Englewood, CO	1988	36,216	\$12.00	NNN	12/1/2023	LAVA Island
<b>7</b>	311 E County Line Rd Littleton, CO	1984	50,457	\$12.00	NNN	2/7/2024	O'Reilly Auto Parts
<b>8</b>	1150 S Ironton St Aurora, CO	2013	23,649	\$12.00	NNN	8/1/2023	Ace Hardware
<b>AVERAGES</b>		<b>1987</b>	<b>37,180</b>	<b>\$12.75</b>	<b>NNN</b>	<b>-</b>	<b>-</b>



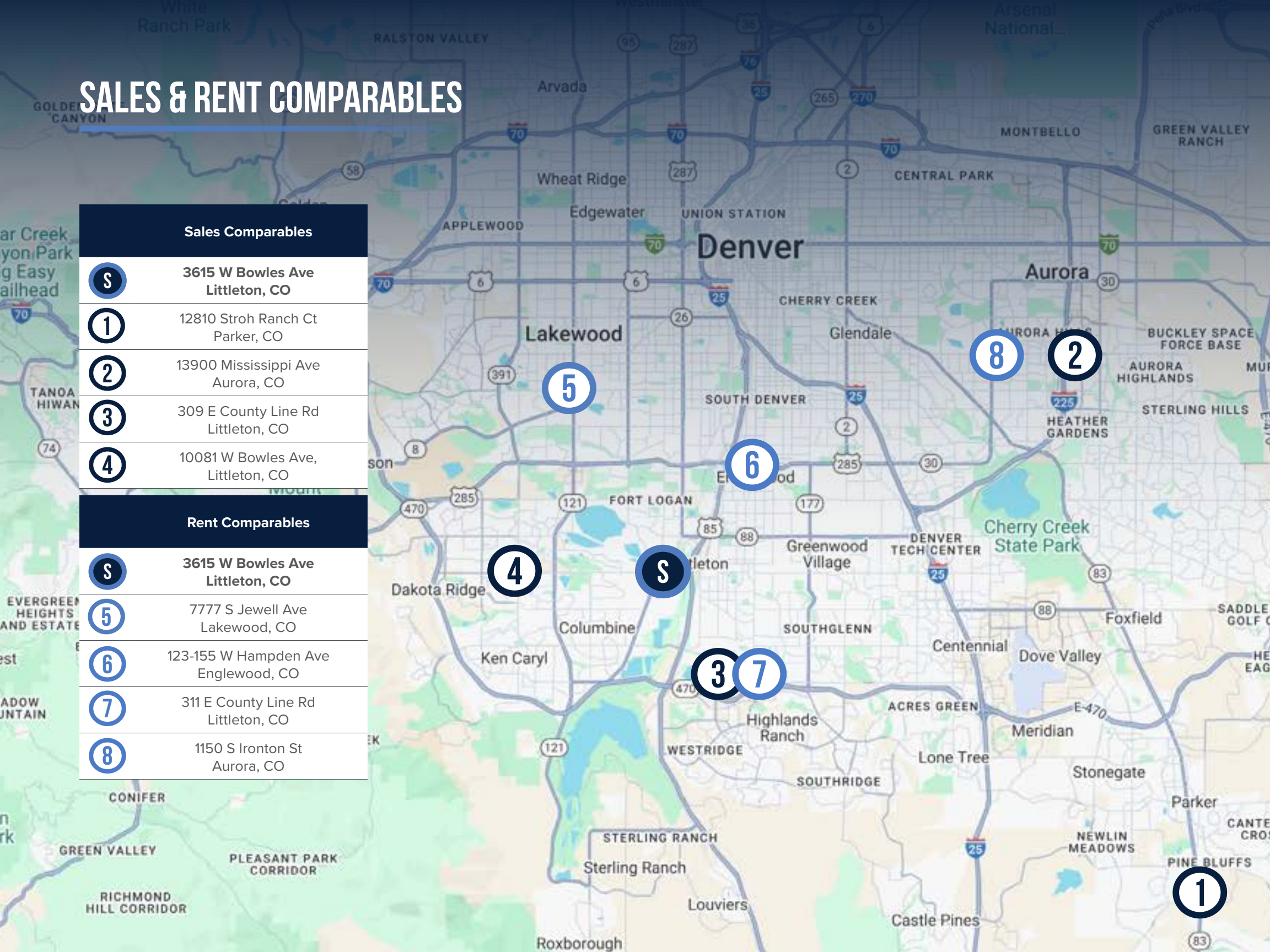
# SALES & RENT COMPARABLES

## Sales Comparables

- |          |                                       |
|----------|---------------------------------------|
| <b>S</b> | 3615 W Bowles Ave<br>Littleton, CO    |
| <b>1</b> | 12810 Stroh Ranch Ct<br>Parker, CO    |
| <b>2</b> | 13900 Mississippi Ave<br>Aurora, CO   |
| <b>3</b> | 309 E County Line Rd<br>Littleton, CO |
| <b>4</b> | 10081 W Bowles Ave,<br>Littleton, CO  |

## Rent Comparables

- |          |  |
|----------|--|
| <b>S</b> | 3615 W Bowles Ave<br>Littleton, CO     |
| <b>5</b> | 7777 S Jewell Ave<br>Lakewood, CO      |
| <b>6</b> | 123-155 W Hampden Ave<br>Englewood, CO |
| <b>7</b> | 311 E County Line Rd<br>Littleton, CO  |
| <b>8</b> | 1150 S Ironton St<br>Aurora, CO        |







**SUBJECT PROPERTY**



A wide-angle photograph of a city skyline at sunset. The sky is a deep orange, and the city buildings are silhouetted against it. In the background, a range of mountains is visible under the same orange light. The overall mood is serene and professional.

## SECTION 3

# MARKET OVERVIEW



# MARKET OVERVIEW

## DENVER, CO

Denver, known as the “Mile High City” due to its elevation of exactly 5,280 feet above sea level, is an urban center nestled at the foothills of the Rocky Mountains. The city has over 300 days of sunshine annually and offers a blend of outdoor activities, cultural attractions, and a thriving culinary scene. Denver is home to numerous parks, including City Park and the iconic Red Rocks Park & Amphitheatre, which hosts concerts in a stunning natural setting. The downtown area features a mix of historic architecture and modern developments, with an array of museums, art galleries, and sports venues that cater to its passionate fan base. Additionally, Denver’s diverse neighborhoods, such as LoDo (Lower Downtown) and RiNo (River North), showcase a rich tapestry of local art, craft breweries, and unique dining experiences.

## PROPERTY DEMOGRAPHICS

POPULATION	1-MILE	3-MILE	5-MILE
2025 Population	9,208	89,958	276,241
2030 Population Projection	9,256	89,951	278,578
HOUSEHOLDS	1-MILE	3-MILE	5-MILE
2025 Households	4,075	37,647	113,513
2030 Household Projection	4,102	37,656	114,616
INCOME	1-MILE	3-MILE	5-MILE
Avg Household Income	\$125,552	\$114,634	\$115,742





# MARKET OVERVIEW

Denver's diversified economy is one of its greatest strengths. Major industry sectors are aerospace, broadcast and telecommunications, healthcare and wellness, financial services, bioscience, energy, and IT software. Denver has a strong presence in the energy sector, particularly in oil and gas. The city is home to several major energy companies and serves as a regional hub for energy exploration, production, and distribution. The city also has a thriving aerospace and defense industry. Companies such as Lockheed Martin and Boeing have a significant presence in the area. The city benefits from the proximity to major military installations like Buckley Air Force Base and the United States Air Force Academy. Additionally, the growing IT sector with numerous

technology companies and startups have established their presence in the city. The region's skilled workforce and access to research institutions contribute to the development of this sector. Denver serves as a major financial hub for the Rocky Mountain region. The city is home to several banks, investment firms, and insurance companies, contributing to the growth of the financial services sector.

Denver has experienced strong job growth over the years, attracting both domestic and international talent. The city's low unemployment rate and diverse job market offer opportunities across various industries. Prior to the COVID-19 pandemic, the area experienced a low unemployment rate compared to the national average.

**#1**

BEST PLACES FOR BUSINESS  
AND CAREER -FORBES

**1.6%**

ANNUAL POPULATION  
GROWTH WITHIN 10 YEARS

**±3M**

10-COUNTY METRO  
POPULATION

**2.4%**

PROJECTED JOB  
GROWTH -FORBES

**18<sup>TH</sup>**

BEST PLACE TO LIVE  
-US NEWS & WORLD REPORT



## ECONOMY

The industrial market in Denver, Colorado, is experiencing notable growth and development. Denver's strategic location and robust transportation infrastructure have positioned it as a key hub for industrial activities. The city's industrial market benefited from a diverse range of industries, including manufacturing, logistics, and distribution. The demand for industrial space, particularly warehouses and

distribution centers, is on the rise, driven by e-commerce growth and increased regional trade. Vacancy rates are generally low, reflecting the high demand for industrial real estate in the region. Additionally, the city's proactive approach to sustainable development and green initiatives have started influencing industrial practices, with a growing emphasis on eco-friendly and energy-efficient facilities.

## MAJOR EMPLOYERS



**HealthONE**



**CenturyLink**



**LOCKHEED MARTIN**



**KAISER PERMANENTE**





# ATTRACTIONS

- **The Denver Art Museum's** global art collections represent cultures around the world, including African art, architecture, and design, art of the ancient Americas, Asian art, and European and American art before 1900. It also houses art from local Denver and Rocky Mountain region artists.
- **The 80-acre Denver Zoo** is in the City Park of Denver. It is the most visited paid attraction in the Denver metropolitan area. It is the first zoo in the United States to use naturalistic zoo enclosures rather than cages with bars. It expanded on this concept with Primate Panorama, featuring huge mesh tents and open areas for apes and monkeys.
- **Downtown Aquarium** is a public aquarium and restaurant with approximately 1,000,000 US gallons and exhibits with a variety of fish and other animals.
- **Coors Field** is a baseball stadium in downtown Denver and is the home field of Major League Baseball's Colorado Rockies. The stadium has a capacity of 50,144 people.
- **The 16th Street Mall** is a pedestrian and transit mall that is  $\pm 0.25$  miles long and runs along 16th Street in downtown Denver. It is home to over 300 stores, 50 restaurants, and the Denver Pavilions Shopping Mall.
- **Larimer Street** is a historic thoroughfare located in the bustling Lower Downtown (LoDo) district, known for its vibrant mix of historic architecture, trendy restaurants, and lively nightlife.





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