



**FRESH MARKET**  
COMMUNITY KITCHEN  
OPENING  
JANUARY 2025

# Woodlawn Center

GROCERY ANCHORED CENTER WITH ADD VALUE POTENTIAL  
DENVER MSA

LITTLETON, CO



**CP PARTNERS**  
COMMERCIAL REAL ESTATE

In association with ParaSell, Inc. | A Licensed Colorado Broker #1887623

Signalized intersection location with combined traffic counts **exceeding 37,500 VPD**

# DOWNTOWN LITTLETON

24,758 VPD

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S WINDERMERE ST

12,745 VPD



NOT A PART



1,616 VPD

S DATURA STREET



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# Woodlawn Center

1500 W LITTLETON BLVD, LITTLETON, CO 80120 [↗](#)

**\$13,300,000**

PRICE

**7.70%**

CAP RATE

NOI \$1,024,056

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PRICE/SF \$139.56

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OCCUPANCY 86.81%

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LEASABLE AREA 95,297 SF

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LAND AREA ~5.44 AC



## Grocery Anchored Daily Needs Center in Affluent Submarket of Denver

A neighborhood center with **add-value potential**. In recent years, the center has seen **positive leasing activity from new tenants and multiple recent extensions**. Starbucks relocated to the center to a freestanding pad (not a part). Other major tenants include Dollar Tree, Quality Centers, State Beauty Supply, Sherwin Williams, and Anytime Fitness (recently extended for 10 years). The subject property also maintains **excellent street visibility and monument signage**. Littleton is an affluent suburb of Denver, with average household incomes of \$138,676 within a 5-mile radius.

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## Quality Centers - New Grocery Anchor Currently Being Renovated

### The Offering

- The offering provides an investor with the opportunity to acquire Woodlawn Center in the growing and affluent Denver suburb of Littleton.
- Woodlawn Center is a neighborhood shopping center that features a dynamic mix of national and regional daily needs tenants, including Dollar Tree, Anytime Fitness, Sherwin-Williams Paints, and USPS.
- The center has had strong leasing momentum through new leases and recent extensions including a recent 10 year extension from Anytime Fitness.
- Also included in the recent leasing momentum, Quality Centers is currently under construction and will anchor the center. See page 19 for more information.
- Starbucks relocated from a successful store in a nearby King Soopers anchored center, and constructed a drive-thru outparcel within the center (Not a Part).

### The Retail Market

- Littleton has a strengthening economy that has coincided with the impressive ongoing growth taking place in Denver.
- This spillover effect has led to increases in development in Littleton, which has received a 200% increase in development applications over the last five years.
- Neighboring retailers include a 7-Eleven across the street from the subject property, and a King Soopers anchored shopping center down the street along W Littleton Boulevard.
- Tesla recently built a showroom and service center one mile from the subject property.
- To the east of the subject property is Littleton High School (1,200+ students), and to the southwest is the Arapahoe Community College (20,000+ students).

		CURRENT
Price:		\$13,300,000
Capitalization Rate:		7.70%
Price Per Square Foot:		\$139.56
Down Payment	35%	\$4,655,000
Loan Amount	65%	\$8,645,000
Total Leased (SF):	86.81%	82,727
Total Vacant (SF):	13.19%	12,570
Total Rentable Area (SF):	100.00%	95,297
Income	P/SF	
Scheduled Rent	\$14.86	\$1,229,064
Expense Reimbursement	\$5.24	\$498,994
<b>Effective Gross Income</b>		<b>\$1,728,057</b>
Vacancy Factor (5.0%)		Actual
<b>Adjusted Gross Income</b>		<b>\$1,728,057</b>

Expense	P/SF	
CAM Expenses	(\$2.77)	(\$263,596)
Real Estate Taxes	(\$3.50)	(\$333,563)
Property Insurance	(\$0.58)	(\$55,000)
Management Fee (3%)	(\$0.54)	(\$51,842)
<b>Total Operating Expenses</b>	<b>(\$7.39)</b>	<b>(\$704,001)</b>

<b>Net Operating Income</b>		<b>\$1,024,056</b>
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**Starbucks outparcel not a part of the subject property**



TENANT INFO				LEASE TERMS		RENT SUMMARY					
SUITE	TENANT	SQ. FT.	% OF GLA	TERM		CURRENT RENT	MONTHLY RENT	ANNUAL RENT	RENT/FT	RECOVERIES	
124	Dollar Tree	8,098	8.50%	05/01/20	04/30/25		\$4,198	\$50,370	\$6.22	Net	
				05/01/25	04/30/30	\$51,179	\$4,265	\$51,179	\$6.32		
				Option 1	05/01/30	04/30/35		\$4,454	\$53,447	\$6.60	
				Option 2	05/01/35	04/30/40		\$4,791	\$57,496	\$7.10	
				Option 3	05/01/40	04/30/45		\$5,129	\$61,545	\$7.60	
106	Fresh Market & Community Kitchen	9,100	9.55%	03/13/24	09/30/24		\$9,808	\$58,850	\$6.47	Net	
				10/01/24	09/30/25	\$124,868	\$10,406	\$124,868	\$13.72		
				10/01/25	09/30/26		\$10,718	\$128,614	\$14.13		
				10/01/26	09/30/27		\$11,039	\$132,472	\$14.56		
				10/01/27	09/30/28		\$11,371	\$136,447	\$14.99		
				10/01/28	09/30/29		\$11,712	\$140,540	\$15.44		
				10/01/29	09/30/30		\$12,045	\$144,540	\$15.88		
				10/01/30	09/30/31		\$12,425	\$149,099	\$16.38		
				10/01/31	09/30/32		\$12,798	\$153,572	\$16.88		
				10/01/32	09/30/33		\$13,182	\$158,179	\$17.38		
				10/01/33	09/30/34		\$13,577	\$162,924	\$17.90		
				Option 1*	10/01/34	09/30/39		\$13,984	\$167,812	\$18.44	
				Option 2*	10/01/39	09/30/44		\$16,212	\$194,540	\$21.38	

\*Annual bumps in each option

TENANT INFO				LEASE TERMS		RENT SUMMARY					
SUITE	TENANT	SQ. FT.	% OF GLA	TERM		CURRENT RENT	MONTHLY RENT	ANNUAL RENT	RENT/FT	RECOVERIES	
207	Adventures in Dance Blended Rent	3,012	3.16%	06/01/14	11/30/19		\$2,783	\$33,396	\$11.09	Gross	
				12/01/19	03/31/20		\$1,857	\$22,279	\$7.40		
				04/01/20	11/30/20		\$2,866	\$34,395	\$11.42		
				12/01/20	03/31/21		\$1,912	\$22,947	\$7.62		
				04/01/21	11/30/21		\$2,952	\$35,427	\$11.76		
				12/01/21	03/31/22		\$1,970	\$23,636	\$7.85		
				04/01/22	11/30/22		\$3,041	\$36,490	\$12.11		
				12/01/22	03/31/23		\$2,029	\$24,345	\$8.08		
				04/01/23	04/30/23		\$3,132	\$37,585	\$12.48		
				05/01/23	11/30/23		\$3,132	\$37,585	\$12.48		
				12/01/23	03/31/24		\$2,090	\$25,075	\$8.33		
				04/01/24	11/30/24		\$3,226	\$38,712	\$12.85		
				12/01/24	03/31/25		\$32,851	\$2,152	\$25,827		\$8.57
				04/01/25	10/31/25			\$3,323	\$39,874		\$13.24
100	Anytime Fitness	5,091	5.34%	04/01/15	05/31/29	\$99,275	\$8,273	\$99,275	\$19.50	Net	
				06/01/29	05/31/34		\$9,100	\$109,202	\$21.45		
				Option 1	06/01/34		05/31/39	\$10,010	\$120,122		\$23.60
				Option 2	06/01/39		05/31/44	\$11,011	\$132,134		\$25.95
				<i>*Recently extended for 10 years</i>							



TENANT INFO				LEASE TERMS		RENT SUMMARY					
SUITE	TENANT	SQ. FT.	% OF GLA	TERM		CURRENT RENT	MONTHLY RENT	ANNUAL RENT	RENT/FT	RECOVERIES	
140A	Cavalry Church	5,638	5.92%	09/01/19	08/31/22		\$5,215	\$62,582	\$11.10	Gross	
				09/01/22	08/31/25	\$63,597	\$5,300	\$63,597	\$11.28		
				09/01/25	02/28/29		\$5,600	\$67,205	\$11.92		
				Option 1	03/01/28	02/28/31		\$5,798	\$69,573		\$12.34
				Option 2	03/01/31	02/28/34		\$6,000	\$71,997		\$12.77
110G	Penny Robin's Dance	868	0.91%	08/01/17	07/31/18		\$605	\$7,265	\$8.37	Net	
				08/01/19	07/31/21		\$663	\$7,960	\$9.17		
				03/01/22	02/29/23		\$1,157	\$13,888	\$16.00		
				03/01/23	02/28/24		\$1,194	\$14,322	\$16.50		
				03/01/24	02/28/25		\$1,230	\$14,756	\$17.00		
				03/01/25	02/29/28	\$14,756	\$1,230	\$14,756	\$17.00		
119	Christian Science Reading Room	1,241	1.30%	10/01/08	09/30/18		\$1,407	\$16,879	\$13.60	Net	
				10/01/18	09/30/19		\$1,448	\$17,374	\$14.00		
				10/01/19	09/30/20		\$1,500	\$17,995	\$14.50		
				10/01/20	09/30/23		\$1,551	\$18,615	\$15.00		
				10/01/23	09/30/24		\$1,591	\$19,087	\$15.38		
				10/01/24	09/30/25	\$19,558	\$1,630	\$19,558	\$15.76		
				10/01/25	09/30/26		\$1,670	\$20,042	\$16.15		
110A	Vinameals Vietnamese Kitchen	2,850	2.99%	07/24/17	07/31/22		\$4,275	\$51,300	\$18.00	Net	
				08/01/22	12/14/24		\$4,703	\$56,430	\$19.80		
				12/15/24	07/31/27	\$66,030	\$5,503	\$66,030	\$23.17		

TENANT INFO				LEASE TERMS		RENT SUMMARY					
SUITE	TENANT	SQ. FT.	% OF GLA	TERM		CURRENT RENT	MONTHLY RENT	ANNUAL RENT	RENT/FT	RECOVERIES	
104	Gekko Vapes	2,160	2.27%	08/14/18	06/30/19		\$2,700	\$32,400	\$15.00	Net	
				07/01/19	06/30/20		\$2,790	\$33,480	\$15.50		
				07/01/20	06/30/21		\$2,880	\$34,560	\$16.00		
				07/01/21	06/30/22		\$2,970	\$35,640	\$16.50		
				07/01/22	MTM	\$36,720	\$3,060	\$36,720	\$17.00		
108A	Littleton Nails & Spa	2,049	2.15%	02/01/15	01/31/18		\$1,878	\$22,539	\$11.00	Net	
				02/01/18	01/31/19		\$2,042	\$24,503	\$11.96		
				02/01/19	01/31/20		\$2,134	\$25,613	\$12.50		
				02/01/20	01/31/21		\$2,198	\$26,381	\$12.88		
				02/01/21	01/31/22		\$2,264	\$27,172	\$13.26		
				02/01/22	01/31/23		\$2,220	\$26,637	\$13.00		
				02/01/23	01/31/24		\$2,305	\$27,662	\$13.50		
				02/01/24	06/30/26	\$28,686	\$2,391	\$28,686	\$14.00		
				07/01/26	06/30/27		\$2,476	\$29,711	\$14.50		
				07/01/27	06/30/28		\$2,561	\$30,735	\$15.00		
				07/01/28	06/30/29		\$2,647	\$31,760	\$15.50		
				07/01/29	06/30/30		\$2,732	\$32,784	\$16.00		
				Option 1	07/01/30	06/30/31		\$2,817	\$33,809		\$16.50
					07/01/31	06/30/32		\$2,903	\$34,833		\$17.00
					07/01/32	06/30/33		\$2,988	\$35,858		\$17.50
	07/01/33	06/30/34		\$3,074	\$36,882	\$18.00					
	07/01/34	06/30/35		\$3,159	\$37,907	\$18.50					

\*Tenant recently extended their lease

TENANT INFO				LEASE TERMS		RENT SUMMARY				
SUITE	TENANT	SQ. FT.	% OF GLA	TERM		CURRENT RENT	MONTHLY RENT	ANNUAL RENT	RENT/FT	RECOVERIES
112	Harley's Hot Dogs	1,070	1.12%	03/01/15	02/28/18		\$1,248	\$14,980	\$14.00	Net
				03/01/18	02/28/19		\$1,432	\$17,180	\$16.06	
				03/01/19	02/28/20		\$1,475	\$17,695	\$16.54	
				03/01/20	02/28/21		\$1,519	\$18,226	\$17.03	
				03/01/21	02/28/22		\$1,564	\$18,773	\$17.54	
				03/01/22	02/28/23		\$1,611	\$19,336	\$18.07	
				03/01/23	02/29/24		\$1,660	\$19,916	\$18.61	
				03/01/24	02/28/25		\$1,709	\$20,514	\$19.17	
				03/01/25	08/31/25	\$21,129	\$1,761	\$21,129	\$19.75	
127, 135	The Wash House	4,093	4.29%	04/09/19	04/08/24		\$5,116	\$61,395	\$15.00	Net
				04/09/24	04/08/29	\$67,535	\$5,628	\$67,535	\$16.50	

TENANT INFO				LEASE TERMS		RENT SUMMARY					
SUITE	TENANT	SQ. FT.	% OF GLA	TERM		CURRENT RENT	MONTHLY RENT	ANNUAL RENT	RENT/FT	RECOVERIES	
120	Old Santa Fe's Mexican Restaurant	3,609	3.79%	02/26/22	02/28/23		\$4,812	\$57,744	\$16.00	Net	
				03/01/23	02/29/24		\$4,962	\$59,548	\$16.50		
				03/01/24	02/28/25		\$5,113	\$61,353	\$17.00		
				03/01/25	02/28/26	\$63,158	\$5,263	\$63,158	\$17.50		
				03/01/26	02/28/27		\$5,414	\$64,962	\$18.00		
				03/01/27	02/29/28		\$5,564	\$66,767	\$18.50		
				03/01/28	02/28/29		\$5,714	\$68,571	\$19.00		
				Option 1	03/01/29	02/28/30		\$5,865	\$70,376		\$19.50
				03/01/30	02/28/31		\$6,015	\$72,180	\$20.00		
				03/01/31	02/29/32		\$6,165	\$73,985	\$20.50		
				03/01/32	02/28/33		\$6,316	\$75,789	\$21.00		
				03/01/33	02/28/34		\$6,466	\$77,594	\$21.50		
				110B	Holistic Health	2,491	2.61%	08/01/10	07/31/18		
08/01/18	07/31/19		\$2,366					\$28,397	\$11.40		
08/01/19	07/31/20		\$2,366					\$28,397	\$11.40		
08/01/20	07/31/21		\$2,510					\$30,119	\$12.09		
08/01/21	07/31/22		\$2,585					\$31,023	\$12.45		
08/01/22	07/31/23		\$2,663					\$31,954	\$12.83		
08/01/23	07/31/24		\$2,743					\$32,912	\$13.21		
08/01/24	07/31/25	\$33,899	\$2,825					\$33,899	\$13.61		
11/01/25	10/31/26		\$2,193					\$26,316	\$18.00		

TENANT INFO				LEASE TERMS		RENT SUMMARY				
SUITE	TENANT	SQ. FT.	% OF GLA	TERM		CURRENT RENT	MONTHLY RENT	ANNUAL RENT	RENT/FT	RECOVERIES
103	El Lucero Restaurant	2,000	2.10%	01/01/15	12/31/17		\$1,970	\$23,640	\$11.82	Net
				01/01/18	12/31/18		\$2,028	\$24,340	\$12.17	
				01/01/19	12/31/19		\$2,090	\$25,080	\$12.54	
				01/01/20	12/31/20		\$2,500	\$30,000	\$15.00	
				01/01/21	12/31/21		\$2,583	\$31,000	\$15.50	
				01/01/22	12/31/22		\$2,667	\$32,000	\$16.00	
				01/01/23	12/31/23		\$2,750	\$33,000	\$16.50	
				01/01/24	12/31/24		\$2,833	\$34,000	\$17.00	
				01/01/25	12/31/25	\$35,000	\$2,917	\$35,000	\$17.50	
140B	New Beginnings	4,608	4.84%	02/12/20	02/11/22		\$4,224	\$50,688	\$11.00	Gross
				02/12/22	12/31/27	\$57,600	\$4,800	\$57,600	\$12.50	
110C-D	New Beginnings (expansion) <i>*Tenant recently expanded</i>	3,518	3.69%	01/01/25	12/31/27	\$52,770	\$4,398	\$52,770	\$15.00	Net

TENANT INFO					LEASE TERMS		RENT SUMMARY				
SUITE	TENANT	SQ. FT.	% OF GLA	TERM		CURRENT RENT	MONTHLY RENT	ANNUAL RENT	RENT/FT	RECOVERIES	
100A	Louis' Diner	1,800	1.89%	02/01/14	02/28/18		\$3,375	\$40,500	\$22.50	Net	
				03/01/18	02/28/19		\$3,438	\$41,250	\$22.92		
				03/01/19	02/29/20		\$3,525	\$42,300	\$23.50		
				03/01/20	02/28/21		\$3,600	\$43,200	\$24.00		
				03/01/21	02/28/22		\$3,708	\$44,496	\$24.72		
				03/01/22	02/28/23		\$3,819	\$45,831	\$25.46		
				03/01/23	02/29/24		\$3,934	\$47,206	\$26.23		
				03/01/24	02/28/25		\$4,052	\$48,622	\$27.01		
				03/01/25	02/28/26	\$50,081	\$4,173	\$50,081	\$27.82		
				03/01/26	02/28/27		\$4,299	\$51,583	\$28.66		
	03/01/27	02/29/28		\$4,428	\$53,131	\$29.52					
121	Mountain Man	2,000	2.10%	11/01/90	12/31/22		\$1,667	\$20,000	\$10.00	Net	
				01/01/23	05/31/26	\$21,000	\$1,750	\$21,000	\$10.50		
				Option 1	06/01/26	05/31/28	\$1,838	\$22,050	\$11.03		
206	Rebel Automotive	208	0.22%	02/13/18	02/28/19		\$208	\$2,496	\$12.00	Gross	
				03/01/19	02/29/20		\$214	\$2,571	\$12.36		
				03/01/20	02/28/21		\$221	\$2,648	\$12.73		
				03/01/22	02/29/24		\$234	\$2,810	\$13.51		
				03/01/24	02/28/27	\$3,000	\$250	\$3,000	\$14.42		

TENANT INFO				LEASE TERMS		RENT SUMMARY				
SUITE	TENANT	SQ. FT.	% OF GLA	TERM		CURRENT RENT	MONTHLY RENT	ANNUAL RENT	RENT/FT	RECOVERIES
111	Sherwin Williams	5,509	5.78%	04/01/09	03/31/21		\$6,657	\$79,880	\$14.50	Net
				04/01/21	03/31/26	\$85,200	\$7,100	\$85,200	\$15.47	
				04/01/26	03/31/29		\$7,810	\$93,720	\$17.01	
				Option 1	04/01/29	03/31/34		\$8,591	\$103,092	
126	Capitol Pizza	2,015	2.11%	10/01/18	09/30/19		\$2,183	\$26,195	\$13.00	Net
				10/01/19	09/30/20		\$2,248	\$26,981	\$13.39	
				10/01/20	09/30/21		\$2,316	\$27,790	\$13.79	
				10/01/21	09/30/22		\$2,385	\$28,624	\$14.21	
				10/01/22	09/30/23		\$2,457	\$29,483	\$14.63	
				10/01/23	09/30/24		\$2,519	\$30,225	\$15.00	
				10/01/24	09/30/25	\$30,367	\$2,531	\$30,367	\$15.07	
				10/01/25	09/30/26		\$2,607	\$31,278	\$15.52	
				10/01/26	09/30/27		\$2,685	\$32,217	\$15.99	
				10/01/27	09/30/28		\$2,765	\$33,183	\$16.47	
10/01/28	09/30/29		\$2,848	\$34,179	\$16.96					

TENANT INFO				LEASE TERMS		RENT SUMMARY					
SUITE	TENANT	SQ. FT.	% OF GLA	TERM		CURRENT RENT	MONTHLY RENT	ANNUAL RENT	RENT/FT	RECOVERIES	
108B	State Beauty Supply	2,049	2.15%	07/01/19	06/30/20		\$2,903	\$34,833	\$17.00	Net	
				07/01/20	06/30/21		\$2,990	\$35,878	\$17.51		
				07/01/21	06/30/22		\$3,080	\$36,954	\$18.04		
				07/01/22	06/30/23		\$3,172	\$38,063	\$18.58		
				07/01/23	06/30/24		\$3,267	\$39,205	\$19.13		
				07/01/24	06/30/25		\$40,381	\$3,365	\$40,381		\$19.71
				07/01/25	06/30/26		\$3,466	\$41,592	\$20.30		
				07/01/26	06/30/27		\$3,570	\$42,840	\$20.91		
				Option 2	07/01/27	06/30/28		\$3,677	\$44,125		\$21.54
				07/01/28	06/30/29		\$3,787	\$45,449	\$22.18		
07/01/29	06/30/30		\$3,901	\$46,813	\$22.85						
<i>*Tenant recently extended their lease</i>											
118	The Poodle Shop	1,462	1.53%	04/01/21	10/31/22		\$1,949	\$23,392	\$16.00	Net	
				11/01/22	10/31/23		\$2,010	\$24,123	\$16.50		
				11/01/23	10/31/24		\$2,071	\$24,854	\$17.00		
				11/01/24	10/31/25		\$25,585	\$2,132	\$25,585		\$17.50
				11/01/25	10/31/26		\$2,193	\$26,316	\$18.00		



TENANT INFO				LEASE TERMS		RENT SUMMARY				
SUITE	TENANT	SQ. FT.	% OF GLA	TERM		CURRENT RENT	MONTHLY RENT	ANNUAL RENT	RENT/FT	RECOVERIES
101	Woodlawn Liquors	1,440	1.51%	01/01/14	12/31/18		\$2,160	\$25,920	\$18.00	Net
				01/01/19	12/31/20		\$2,220	\$26,640	\$18.50	
				01/01/21	12/31/21		\$2,280	\$27,360	\$19.00	
				01/01/22	12/31/22		\$2,400	\$28,080	\$19.50	
				01/01/23	12/31/23		\$2,400	\$28,800	\$20.00	
				01/01/24	12/31/24		\$2,460	\$29,520	\$20.50	
				01/01/25	12/31/25	\$30,406	\$2,534	\$30,406	\$21.12	
				01/01/24	12/31/26		\$2,610	\$31,318	\$21.75	
				01/01/27	12/31/27		\$2,688	\$32,257	\$22.40	
116	Woodlawn Vet	1,352	1.42%	01/01/11	12/31/16		\$1,521	\$18,252	\$13.50	Net
				01/01/17	12/31/17		\$1,577	\$18,928	\$14.00	
				02/01/18	12/31/18		\$1,343	\$16,111	\$11.92	
				01/01/19	12/31/19		\$1,509	\$18,103	\$13.39	
				01/01/20	12/31/20		\$1,554	\$18,646	\$13.79	
				01/01/21	12/31/21		\$1,600	\$19,206	\$14.21	
				01/01/22	01/31/23		\$1,649	\$19,782	\$14.63	
				02/01/23	01/31/24		\$1,698	\$20,375	\$15.07	
				02/01/24	01/31/25		\$1,749	\$20,987	\$15.52	
				02/01/25	01/31/26	\$21,616	\$1,801	\$21,616	\$15.99	
				02/01/26	01/31/27		\$1,855	\$22,265	\$16.47	
				02/01/27	01/31/28		\$1,911	\$22,933	\$16.96	

TENANT INFO				LEASE TERMS		RENT SUMMARY				
SUITE	TENANT	SQ. FT.	% OF GLA	TERM		CURRENT RENT	MONTHLY RENT	ANNUAL RENT	RENT/FT	RECOVERIES
109	Coin Shop	1,750	1.84%	07/26/21	07/25/22		\$2,479	\$29,750	\$17.00	Net
				07/26/22	07/25/23		\$2,554	\$30,643	\$17.51	
				07/26/23	07/25/24		\$2,630	\$31,562	\$18.04	
				07/25/24	07/25/25	\$32,509	\$2,709	\$32,509	\$18.58	
				07/25/25	07/25/26		\$2,790	\$33,484	\$19.13	
114	Discount Cell Phone Repair	460	0.48%	11/15/21	11/30/22		\$767	\$9,200	\$20.00	Net
				12/01/22	11/30/23		\$786	\$9,430	\$20.50	
				12/01/23	11/30/24		\$805	\$9,660	\$21.00	
				12/01/24	11/30/25	\$9,890	\$824	\$9,890	\$21.50	
				12/01/25	01/14/27		\$843	\$10,120	\$22.00	
110E	Boost E-bikes	802	0.84%	02/26/24	04/30/25		\$501	\$6,015	\$7.50	Net
				05/01/25	04/30/26	\$6,195	\$516	\$6,195	\$7.73	
				05/01/26	04/30/27		\$532	\$6,381	\$7.96	
110F	Boost E Bikes Storage	384	0.40%	-	-	\$4,224	\$352	\$4,224	\$11.00	Mod Gross
<b>105</b>	<b>Available</b>	<b>2,160</b>	<b>2.27%</b>	-	-		<b>\$3,060</b>	<b>\$36,720</b>	<b>\$17.00</b>	<b>Net</b>
<b>113</b>	<b>Available</b>	<b>921</b>	<b>0.97%</b>	-	-		<b>\$1,382</b>	<b>\$16,578</b>	<b>\$18.00</b>	<b>Net</b>
<b>111B</b>	<b>Available</b>	<b>2,276</b>	<b>2.39%</b>	-	-		<b>\$1,897</b>	<b>\$22,760</b>	<b>\$10.00</b>	<b>Net</b>

TENANT INFO				LEASE TERMS		RENT SUMMARY				
SUITE	TENANT	SQ. FT.	% OF GLA	TERM		CURRENT RENT	MONTHLY RENT	ANNUAL RENT	RENT/FT	RECOVERIES
132	Available	2,400	2.52%	-	-		\$3,200	\$38,400	\$16.00	Net
201	Available	910	0.95%	-	-		\$758	\$9,100	\$10.00	Gross
202	Available	562	0.59%	-	-		\$468	\$5,620	\$10.00	Gross
203	Available	1,406	1.48%	-	-		\$1,172	\$14,060	\$10.00	Gross
205	Available	204	0.21%	-	-		\$238	\$2,856	\$14.00	Gross
208A-D	Available	1,731	1.82%	-	-		\$1,443	\$17,310	\$10.00	Gross
	OCCUPIED	82,727	86.81%	TOTAL CURRENT		\$1,229,064	\$102,422	\$1,229,064	\$14.86	
	AVAILABLE	12,570	13.19%							
	CURRENT TOTALS	95,297	100.00%							

\*Base rents as of June 1, 2025

### LEGEND

Property Boundary

95,459  
Rentable SF

5.44  
Acres

Egress



OFFICE SUITES - 2ND LEVEL



24,758 VPD

S WINDERMERE STREET

S DATURA STREET

W LITTLETON BOULEVARD

BUS STOP

MONUMENT SIGN

PYLON SIGN

LOUIS' DINER

ANYTIME FITNESS

WL LIQUOR

EL LUSERO

GEKKO VAPES

FRESH MARKET COMMUNITY KITCHEN

LITTLETON NAILS & SPA

COIN SHOP

BOOSTEBIKES

CLIFF AUSTIN FINEARTS

KOSHA YOGA

BANG BANG ASIAN CUISINE

SHERWIN WILLIAMS

NOT A PART

NOT A PART

arc THRIFT STORES

HOLISTIC HEALTH

WOODLAWN VETERINARY HOSPITAL

CHRISTIAN SCIENCE BOOK STORE

LAUNDROMAT

HARLEY'S HOT DOGS

CELLPHONE REPAIR

DURBAR BISTRO

STAIRCASE

Peach & Poppy

Mountain Man Nut & Fruit Co.

DOLLAR TREE

Simple Simons Pizza

AVAILABLE 3,318 SF

AVAILABLE

AVAILABLE 2,400 SF



### DOLLAR TREE

Dollar Tree, Inc., a Fortune 200 company, is a leading operator of discount variety stores that has served North America for more than thirty years. The Company is proudly headquartered in Chesapeake, Virginia and operates 15,000+ stores across the 48 contiguous states and five Canadian provinces.



### QUALITY CENTERS

Quality Centers is an organic market with a true focus on providing for the community. When complete, this location will feature a cafe serving healthy options for both on-site and takeaway options. The store will also offer weekly cooking classes focused on how preparing healthy dishes with the markets organic offerings. The Woodlawn Center location will be the operator's second location in Denver. (Please contact broker for more details on the strong performance of the other Denver market)



### SHERWIN WILLIAMS

The Sherwin-Williams Company is a global leader in the manufacture, development, distribution and sale of paint, and coatings. With global headquarters in Cleveland, Ohio, Sherwin-Williams® branded products are sold primarily through more than 5,100 company-operated stores and facilities



Quality Centers - New Grocery Anchor Opening in January 2025





The subject property is less than 1/2 mile from the Littleton Downtown RTD Lightrail Station

DENVER  
11 MILES





ULTA  
 LANE BRYANT  
 KIRKLAND'S  
 WILLIAMS-SONOMA  
 Eddie Bauer  
 TALBOTS

58,640 VPD

32,950 VPD

76,000 VPD

24,758 VPD

51,957 VPD

SUBJECT PROPERTY

DENVER  
11 MILES

### Ring Radius Population Data

	1-MILE	3-MILES	5-MILES
2023	15,505	90,094	273,235

### Ring Radius Income Data

	1-MILE	3-MILES	5-MILES
Average	\$86,424	\$132,152	\$138,676
Median	\$67,024	\$92,244	\$100,783

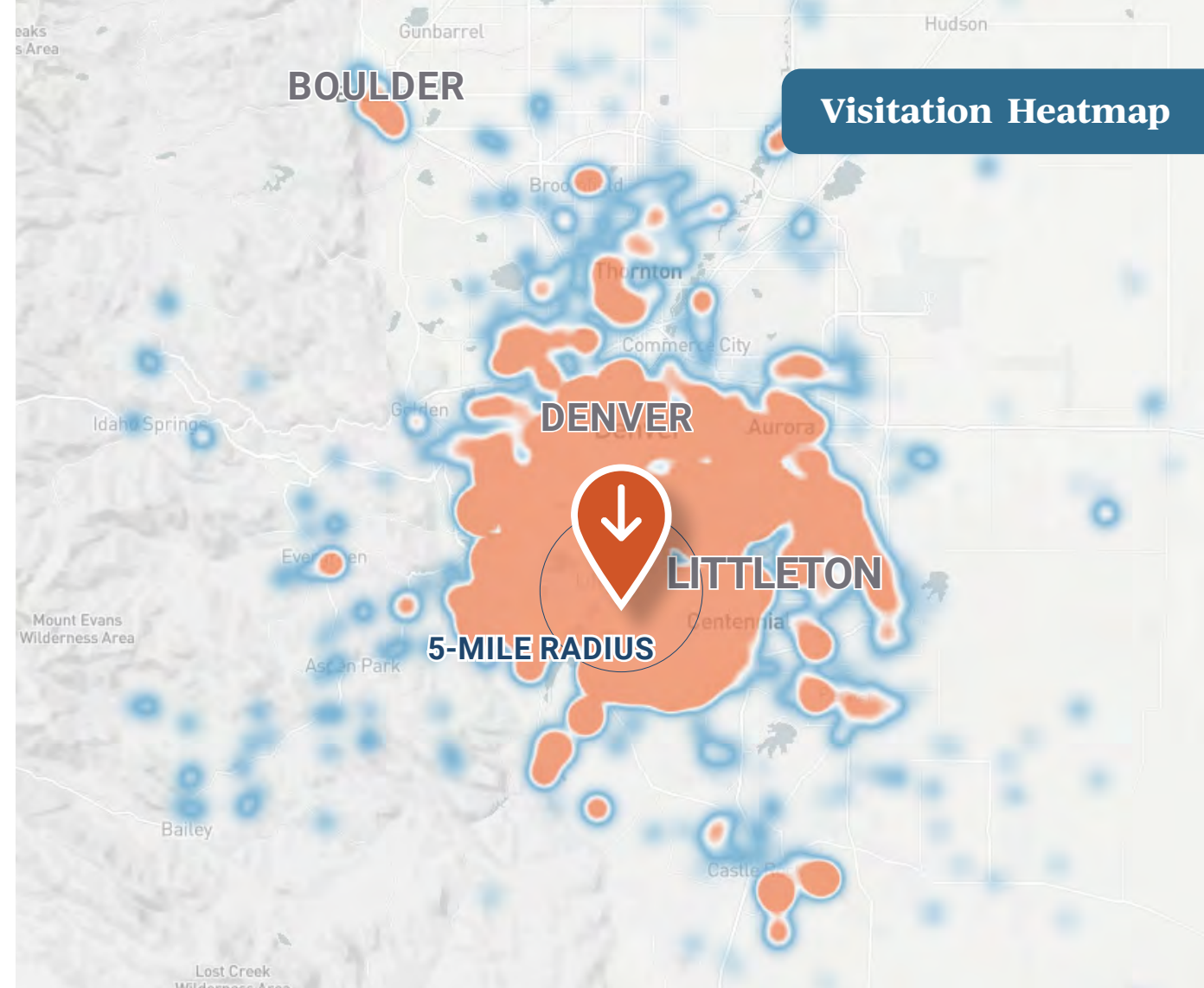
Woodlawn Shopping Center ranks in the **83th percentile (measured by visits)** of strip/convenience centers nationwide.

**955K Visits**

OVER PAST 12 MONTHS AT THE SUBJECT PROPERTY

**43 Minutes**

AVERAGE DWELL TIME AT THE SUBJECT PROPERTY



Visitation Heatmap

The shading on the map above shows the **home location of people who visited the subject property over the past 12 months**. Orange shading represents the highest concentration of visits.

\*Map and data on this page provided by Placer.ai. Placer.ai uses location data collected from mobile devices of consumers nationwide to model visitation and demographic trends at any physical location.

# Littleton, CO

A FAST GROWING DENVER SUBURB



## A Denver Suburb

- A city just 11 miles south of Denver with a population of 46,208 residents
- Easily accessible from downtown Denver via the RTD Light Rail, U.S. Route 85, and bike path along the Platte River Trail and Mary Carter Greenway Trail
- Home to Arapahoe Community College, a public community college with an enrollment of 20,000+ students
- Historic Downtown Littleton is bustling with shops and restaurants, and the city itself has nearly 1,500 acres of parks and open space
- Its central location makes it a distribution hub for the American west, while also supporting a number of growing industries in technology, telecommunications, and energy
- There are eleven, 4-year public and private colleges and universities in the Denver MSA
- Denver is home to six professional sports teams - Basketball, baseball, football, soccer, lacrosse, and hockey
- The city boast a thriving arts and culture scene, from world-class museums to unique art districts

## The Mile High City

- Denver is the capital and most populous city in Colorado with a population exceeding 700,000 residents
- In 2021, the Denver-Aurora-Lakewood metro area had a gross domestic product of \$253.3 billion, making it the 18th largest metropolitan area economy in the U.S.

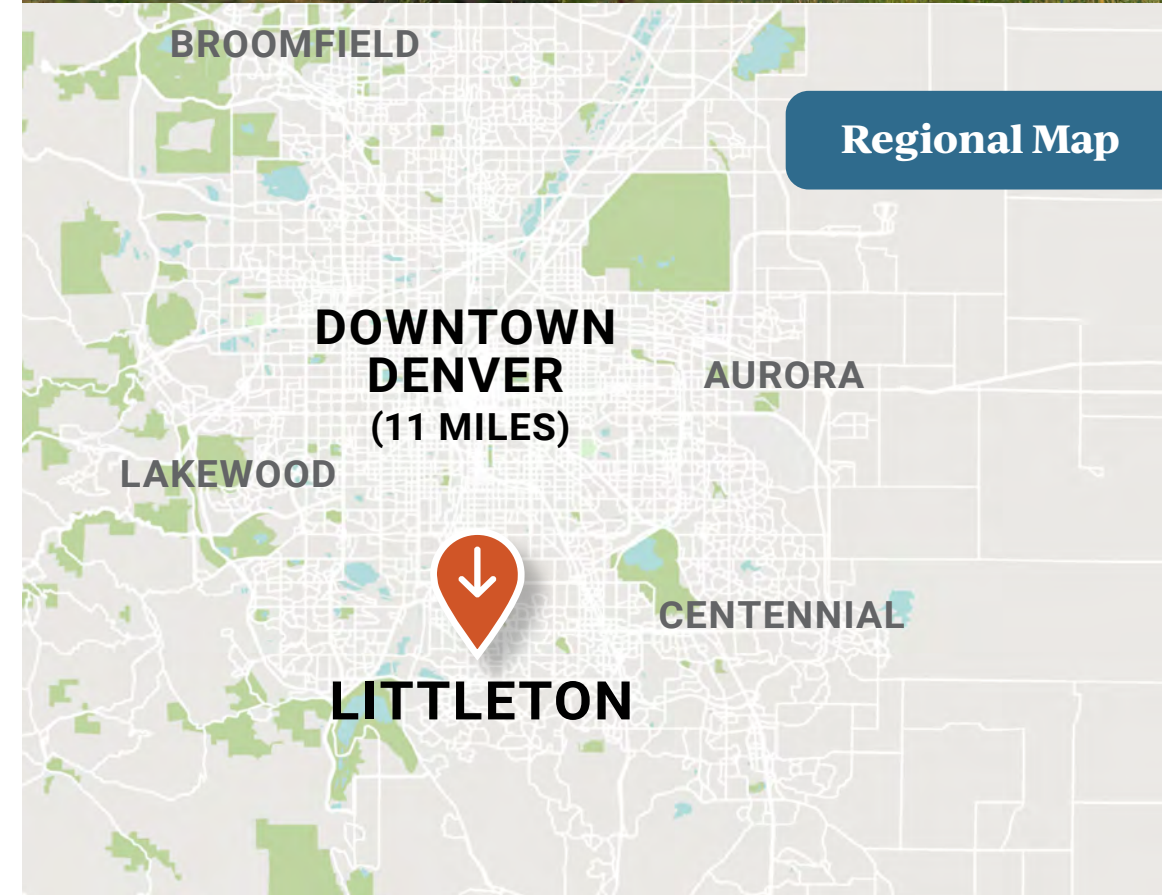
**2.8 Million**

DENVER MSA  
ESTIMATED POPULATION

**\$253.3 B**

DENVER MSA GDP

Downtown Denver



Regional Map

BROOMFIELD

**DOWNTOWN  
DENVER  
(11 MILES)**

AURORA

LAKWOOD

CENTENNIAL

**LITTLETON**



**CP PARTNERS**  
COMMERCIAL REAL ESTATE

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