

Retail Space For Lease

The Meadows Shopping Center | 9717-9789 W Coal Mine Ave | Littleton, CO



CITY
LITTLETON



ZONING
P-D



AVAILABLE SF
3,391 SF



SITE SIZE
2.84 AC



YOC
1985



PARKING
4.00/1,000 SF

PROPERTY HIGHLIGHTS:

- Fantastic Visibility Right on W Coal Mine Avenue
- Just East of S Kipling Parkway
- Monument & Building Signage Available
- Local, Hands-on Ownership
- Excellent Mix of Co-tenants to Drive Traffic
- Traffic Count: Approximately 16,000 VPD on W Coal Mine Avenue & 28,000 VPD on S Kipling Parkway

SPACE AVAILABLE: 3,391 SF

LEASE RATE:

\$14.50/SF NNN

NNN EXPENSES:

\$7.27/SF 2025 EST.

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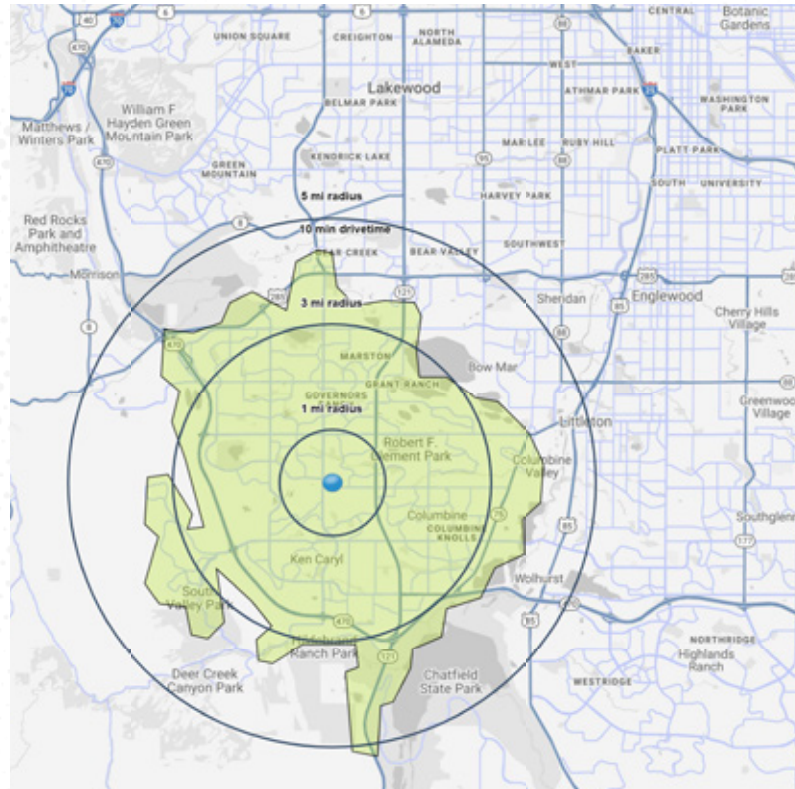
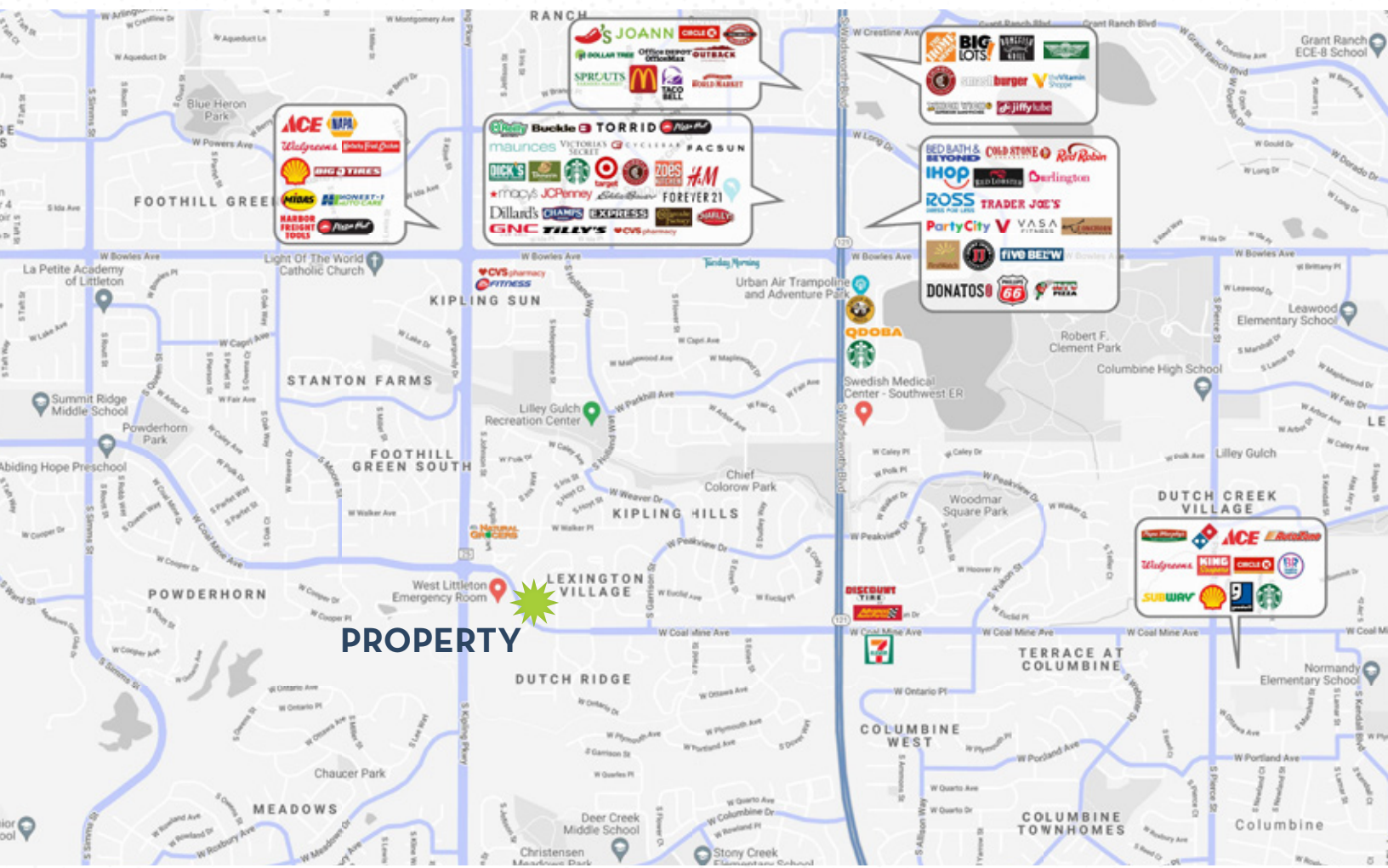
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REAL ESTATE GROUP

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UNIT	TENANT	SF
9719 A	Coal Mine Ave Brewing Company	6,679
9719 C	Vacant	1,597
9719 D1	Vacant	1,794
9719 D2	moxYcello	1,400
9719 E	J-Range Training	3,196
9719 H	Arsnick's Arts Tattoo	1,300
9719 J	Peak Driver's Ed	1,536
9719 K	Lunarian Vapor	1,024
9719 N	Chi Spa	1,997
9719 P	Littleton Auto Repair LLC	4,700
9729 Q	Gelacio Ramirez	4,160
9729 R	Two Ravens Soap Company	1,504
9729 T	Occupied	2,174
9729 X	Joe's Treasure Trove	1,397
9729 Y	C & C Wellness Solutions	1,145
9729 Z	Juda, Inc.	2,600
9789 A	Coal Mine Nails & Spa	1,662
9789 B	Just For Paws	2,434
9789 C	Grapple House	1,970

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	1 MILE	3 MILES	5 MILES
POPULATION			
2028 Projection	14,427	98,029	170,151
2023 Estimate	15,137	103,316	175,668
Growth 2023-2028	-9%	-1.0%	-0.6%
Growth 2010-2020	0.0%	0.5%	0.6%
Average Household Size	2.5	2.5	2.4
Median Age	38.7	39.7	40.3
HOUSEHOLD INCOME			
2023 Average	\$169,859	\$163,566	\$161,667
2023 Median	\$127,901	\$120,107	\$117,519
HOUSING			
Median Home Value	\$530,518	\$541,068	\$569,143
Median Year Built	1985	1985	1984
EMPLOYMENT			
Businesses	508	4,639	7,900
Employees	2,363	28,399	56,460