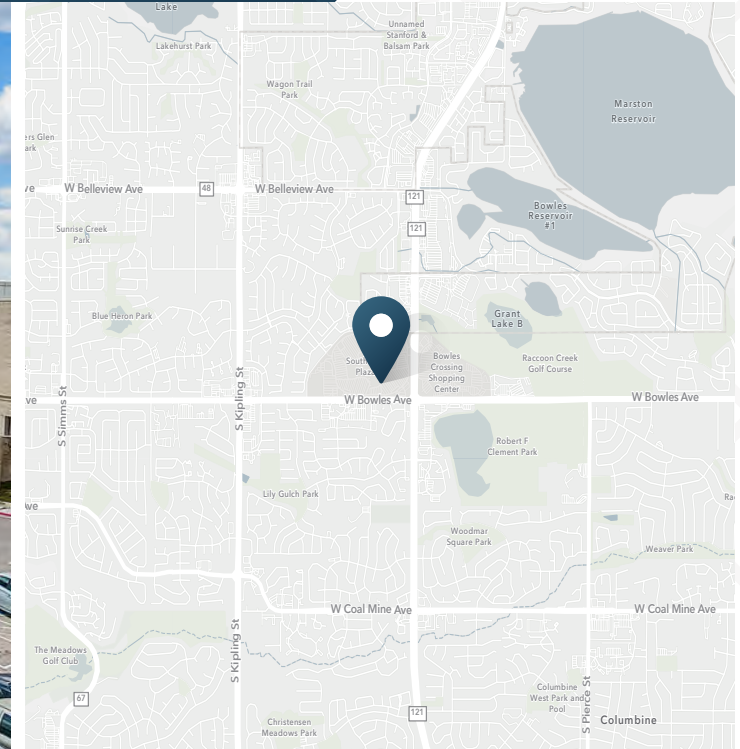


Former Macy's Southwest Plaza | For Sale or Lease

8501 West Bowles Avenue | Littleton, CO 80123



FOR SALE OR LEASE

TOTAL AVAILABLE SF

108,727 SF -

Expandable up to 135,461 SF

*Floors are divisible.

1ST FLOOR

54,513 SF - can be expanded by

14,196 SF for a total of 68,709 SF

2ND FLOOR

54,214 SF - can be expanded by

12,538 SF for a total of 66,752 SF

LAND

340,204 SF / 7.81 AC

PRICE

\$6,000,000

ZONING

P-D

COUNTY

Unincorporated Jefferson County

ABOUT THE PROPERTY

- 135,461 SF former 2 level department store in Southwest Plaza
- Great anchor or redevelopment opportunity
- First-floor availability with ground-floor access
- Second-floor availability with access at grade, adjacent to the food court.
- Freight elevator services first and second floors.
- Perfect for retail, furniture, and fitness users.
- Southwest Plaza is a two-story enclosed shopping mall with over 150 stores plus a food court.
- Anchored by Dillard's, Dick's Sporting Goods, and JCPenney.
- Adjacent to #2 Target in the state, by visit count, with 1.2 million visitors per year (Source: placer.ai).

CONTACT

Erik Christopher | erik.christopher@srsre.com | 303.390.5252

DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Population	12,550	106,273	223,072
Daytime Population	14,142	82,979	186,020
Avg. Household Income	\$148,328	\$155,055	\$147,090
Estimated Households	5,149	40,928	89,992

Year: 2025 | Source: Esri

TRAFFIC COUNTS

Wadsworth Boulevard, S of Site	52,298 VPD
CO-470, SW of Site	25,078 VPD
I-285, NW of Site	36,243 VPD
I-85, E of Site	55,928 VPD

Year: 2021 | Source: DRCOG

Former Macy's Southwest Plaza | For Sale or Lease

Littleton, CO



Southwest Plaza
TARGET Dillard's
DICK'S SPORTING GOODS JCPenney
Panera BREAD The Cheesecake Factory

Southwest Commons
SPROUTS FARMERS MARKET Office DEPOT WORLD MARKET
PETSMART DOLLAR TREE MATTRESS FIRM

Bellevue Shores
LOWE'S buybuy BABY
BOOT BARN Michaels ULTA
HomeGoods Total Wine SIERRA the Vitamin Shoppe

Plaza The Green
BIG LOTS! petco

Bowles Marketplace
CHYZE FITNESS O'Reilly AUTO PARTS
Once upon a child PLATOS closet arc

Chanson Plaza
BARNES & NOBLE URBAN 429 Adventure Park
Starbucks at&t RED WING SHOES

Bowles Crossing
Burlington TRADER JOE'S
ROSS DRESS FOR LESS DSW
Red Robin five BELOW
LONGHORN STEAKHOUSE RED LOBSTER

Coalmine Shopping Center
goodwill KING Scoopers
ACE Hardware T-Mobile SUBWAY
H&R BLOCK BR Paskin Tobbing

SITE

52,298 VPD

121

Centennial Academy of Fine Arts

Grant Ranch ECE-8 School

Blue Heron Elementary School

Leawood Elementary School

Colorow Elementary School

Columbine High School

Normandy Elementary School

Former Macy's Southwest Plaza | For Sale or Lease

8501 West Bowles Avenue | Littleton, CO 80123



Former Macy's Southwest Plaza | For Sale or Lease

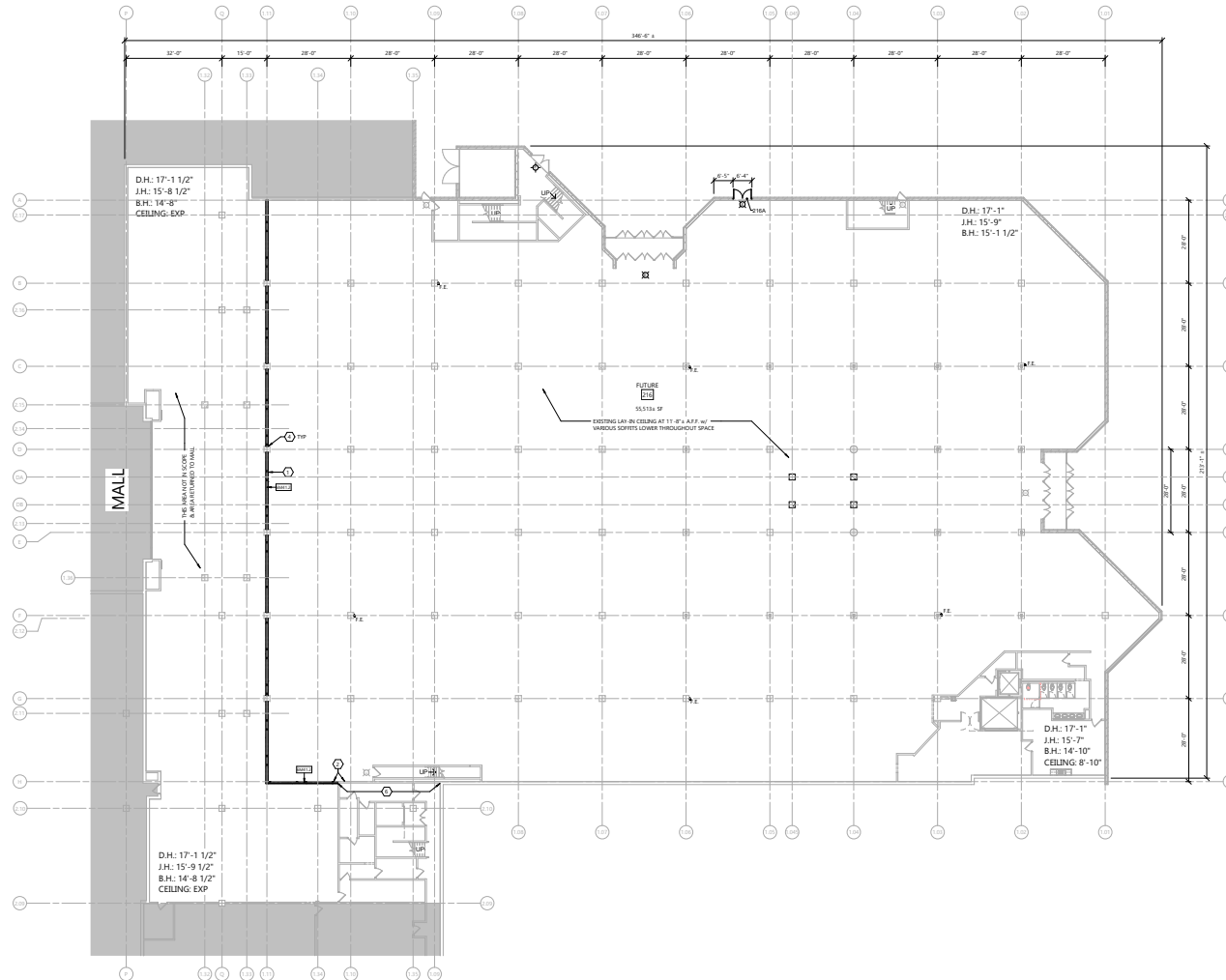
8501 West Bowles Avenue | Littleton, CO 80123



LEVEL 1

1ST FLOOR

54,513 SF - can be expanded by
14,196 SF for a total of 68,709 SF



Former Macy's Southwest Plaza | For Sale or Lease

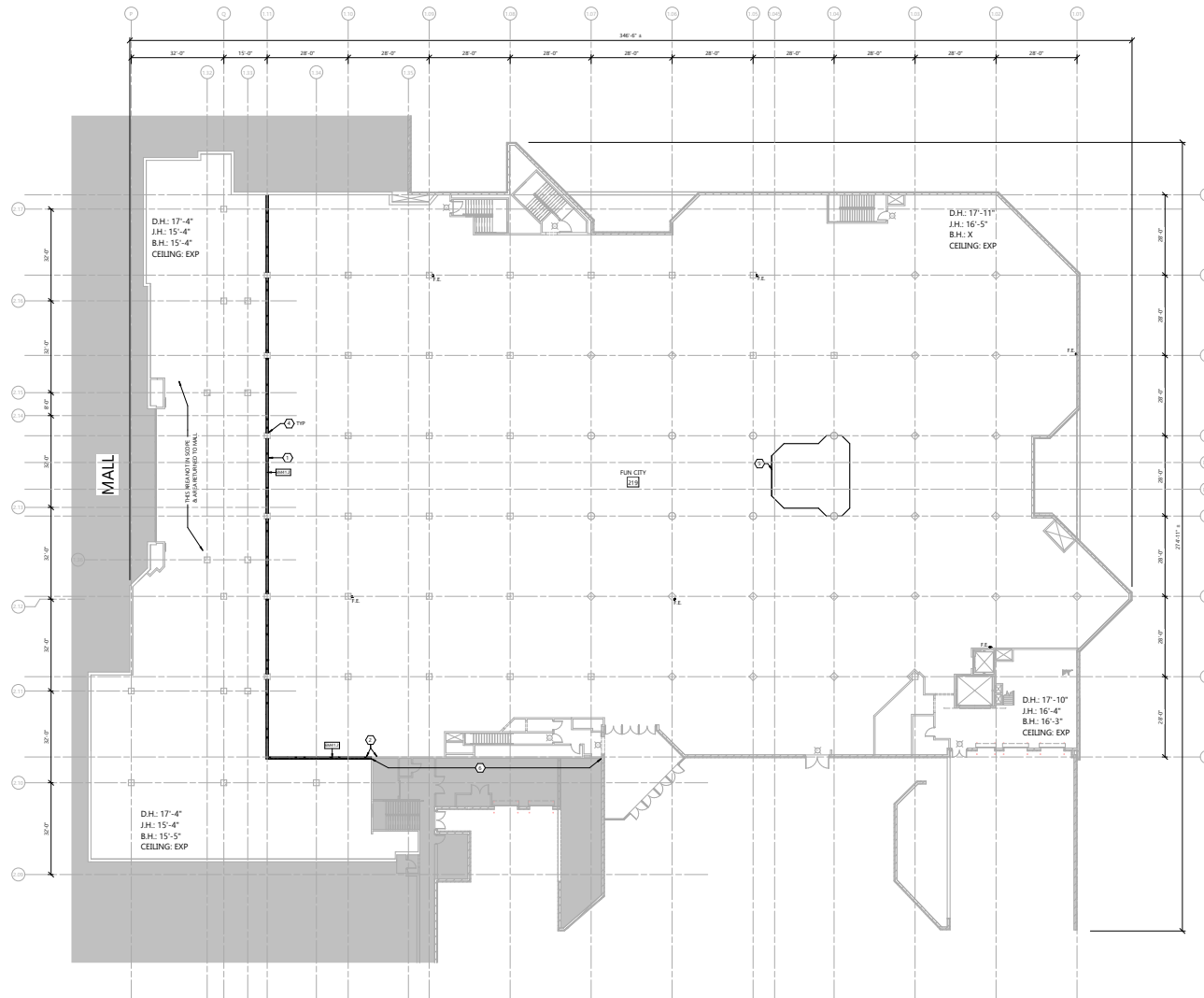
8501 West Bowles Avenue | Littleton, CO 80123



LEVEL 2

2ND FLOOR

54,214 SF - can be expanded by
12,538 SF for a total of 66,752 SF



Former Macy's Southwest Plaza | For Sale or Lease

8501 West Bowles Avenue | Littleton, CO 80123



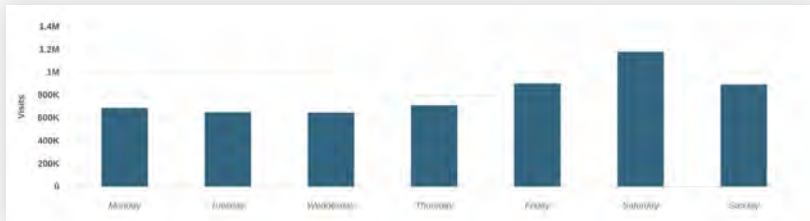
MOBILE DATA & FOOT TRAFFIC INSIGHTS

Estimated Annual Visits

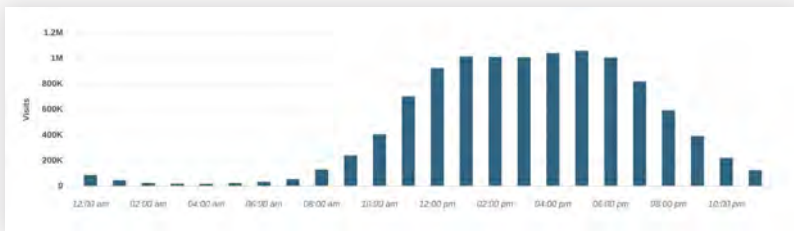
08/01/2024 - 07/31/2025

Estimated # of Customers	Estimated # of Visits	Average Visits/Customer
880K	5.7M	6.48

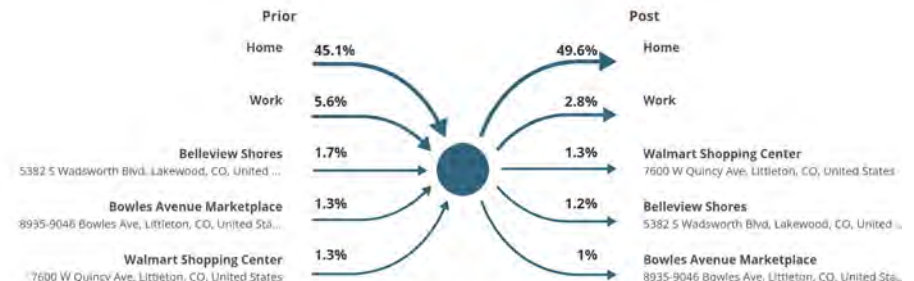
Daily Visits



Hourly Visits



Customer Journey



> **Want more?** Contact us for a complete demographic, foot-traffic, and mobile data insights report.

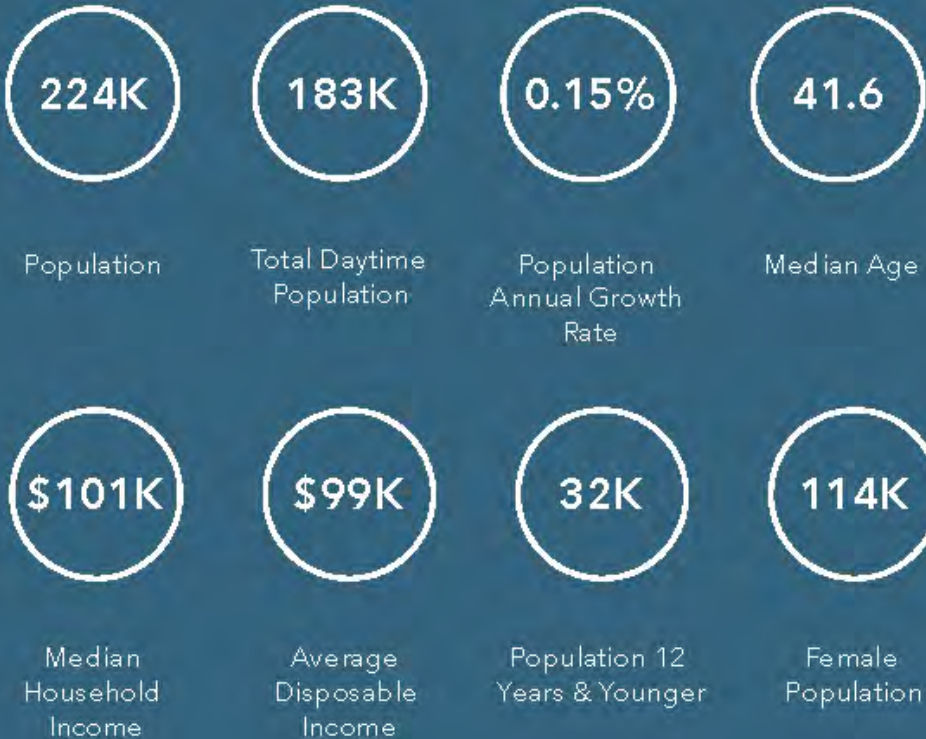


TARGET MARKET SUMMARY

8501 W Bowles Ave, Littleton, Colorado, 80123

Ring of 5 miles

KEY FACTS



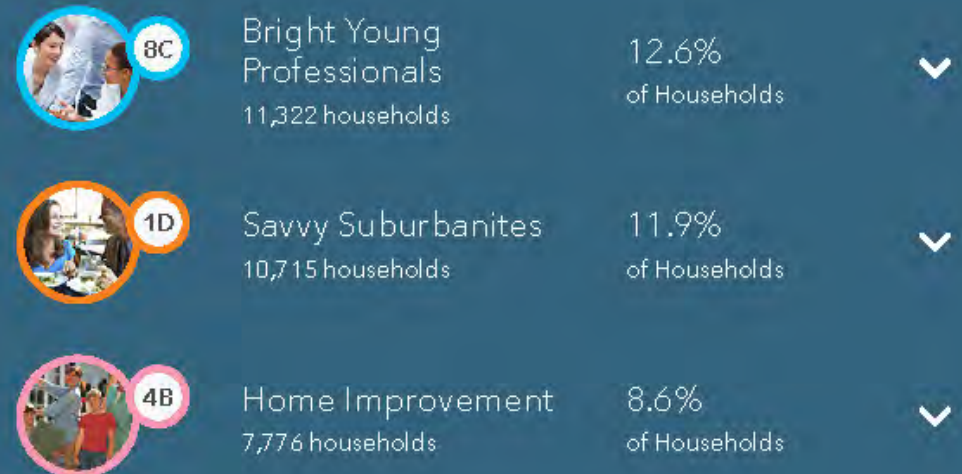
This infographic contains data provided by Esri, Esri and Bureau of Labor Statistics, Esri and GfK MRI. The vintage of the data is 2022, 2027.

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ANNUAL ENTERTAINMENT SPENDING



Tapestry Segments



Former Macy's Southwest Plaza | For Sale or Lease

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DEMOGRAPHIC HIGHLIGHTS

1 MILE

12,550 Population	14,142 Total Daytime Population	\$148,328 Average Household Income	5,149 Total Households ⁴⁸
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3 MILES

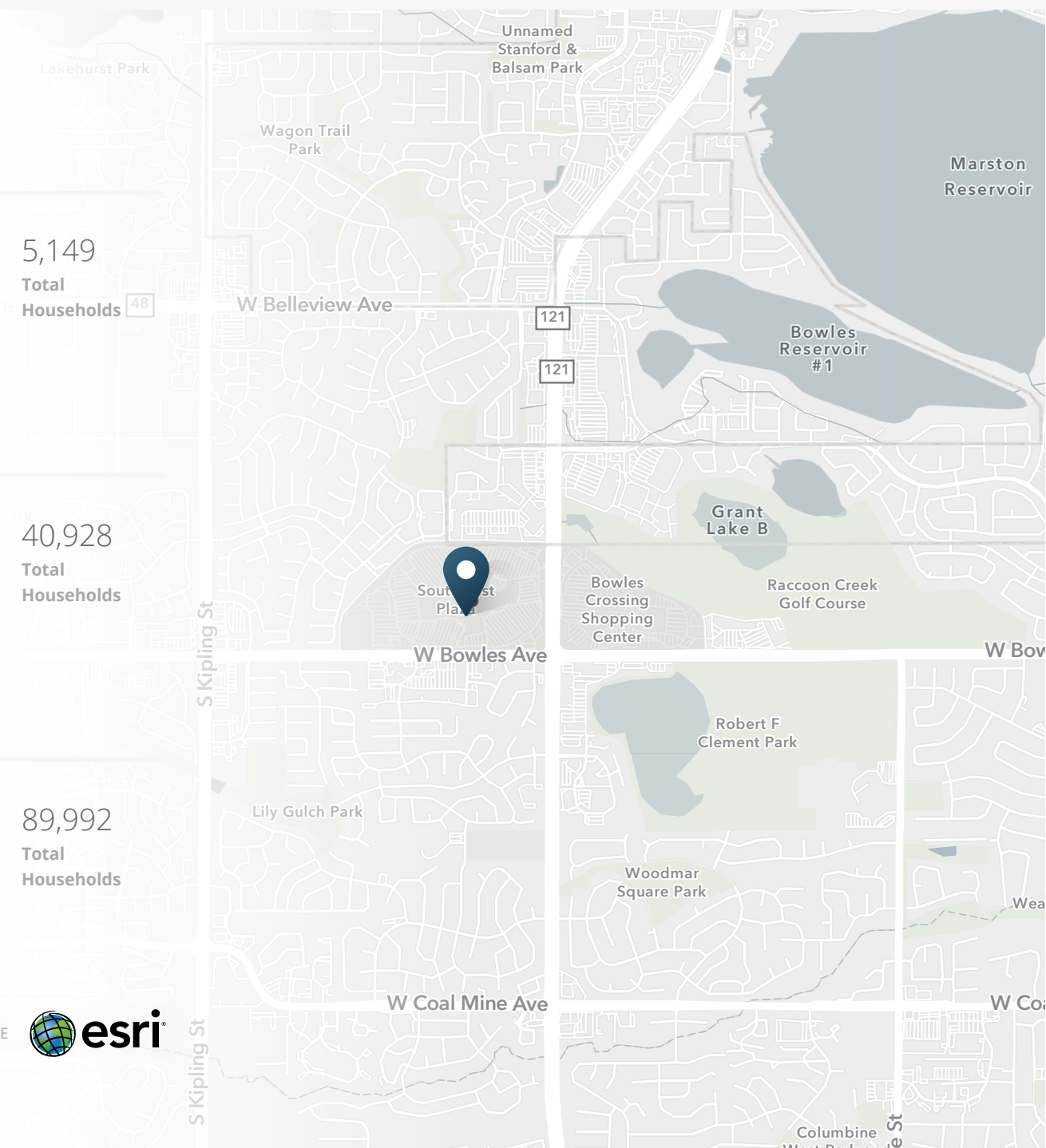
106,273 Population	82,979 Total Daytime Population	\$155,055 Average Household Income	40,928 Total Households
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5 MILES

223,072 Population	186,020 Total Daytime Population	\$147,090 Average Household Income	89,992 Total Households
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> **Want more?** Contact us for a complete demographic, foot-traffic, and mobile data insights report.

SOURCE





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