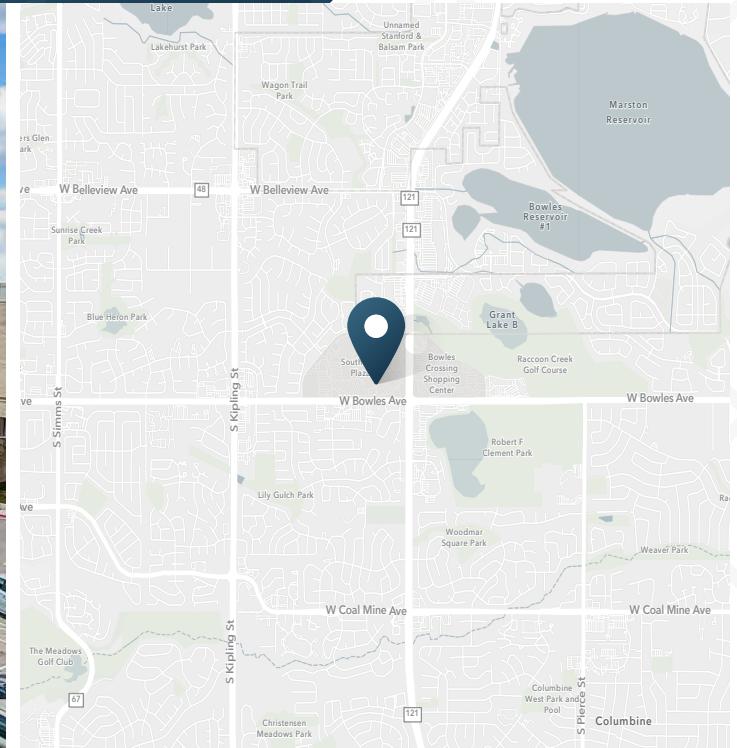


# Former Macy's Southwest Plaza | For Sale or Lease

8501 West Bowles Avenue | Littleton, CO 80123



## 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

	<b>1 Mile</b>	<b>3 Miles</b>	<b>5 Miles</b>
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

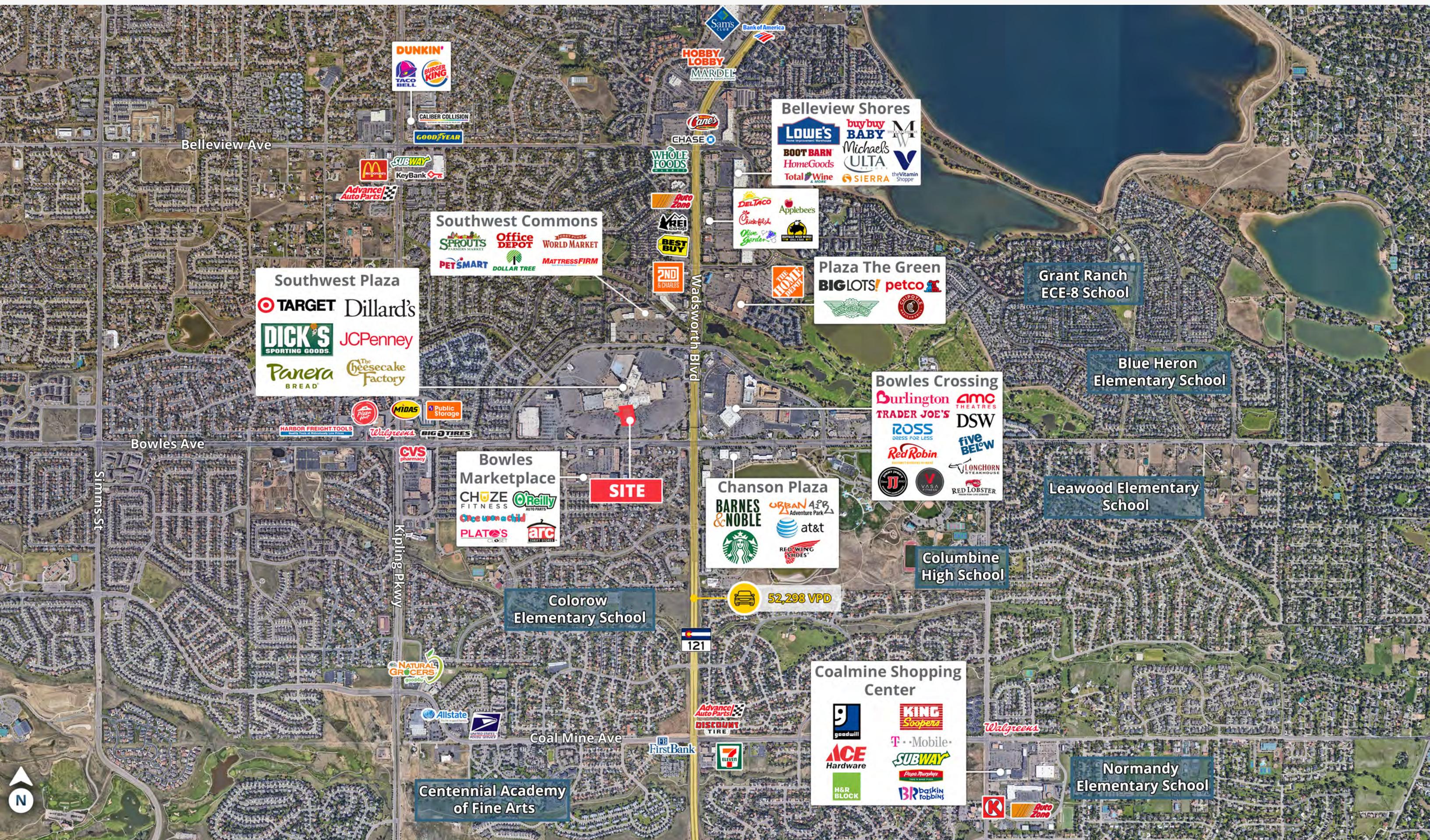
Wadsworth Boulevard, S of Site	52,298 VPD
CO-470, SW of Site	25,078 VPD
I-285, NW of Site	36,243 VPD
I-85, E of Site	55,928 VPD

Year: 2021 | Source: DRCOG

# Former Macy's Southwest Plaza | For Sale or Lease

Littleton, CO

S SRS



# 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

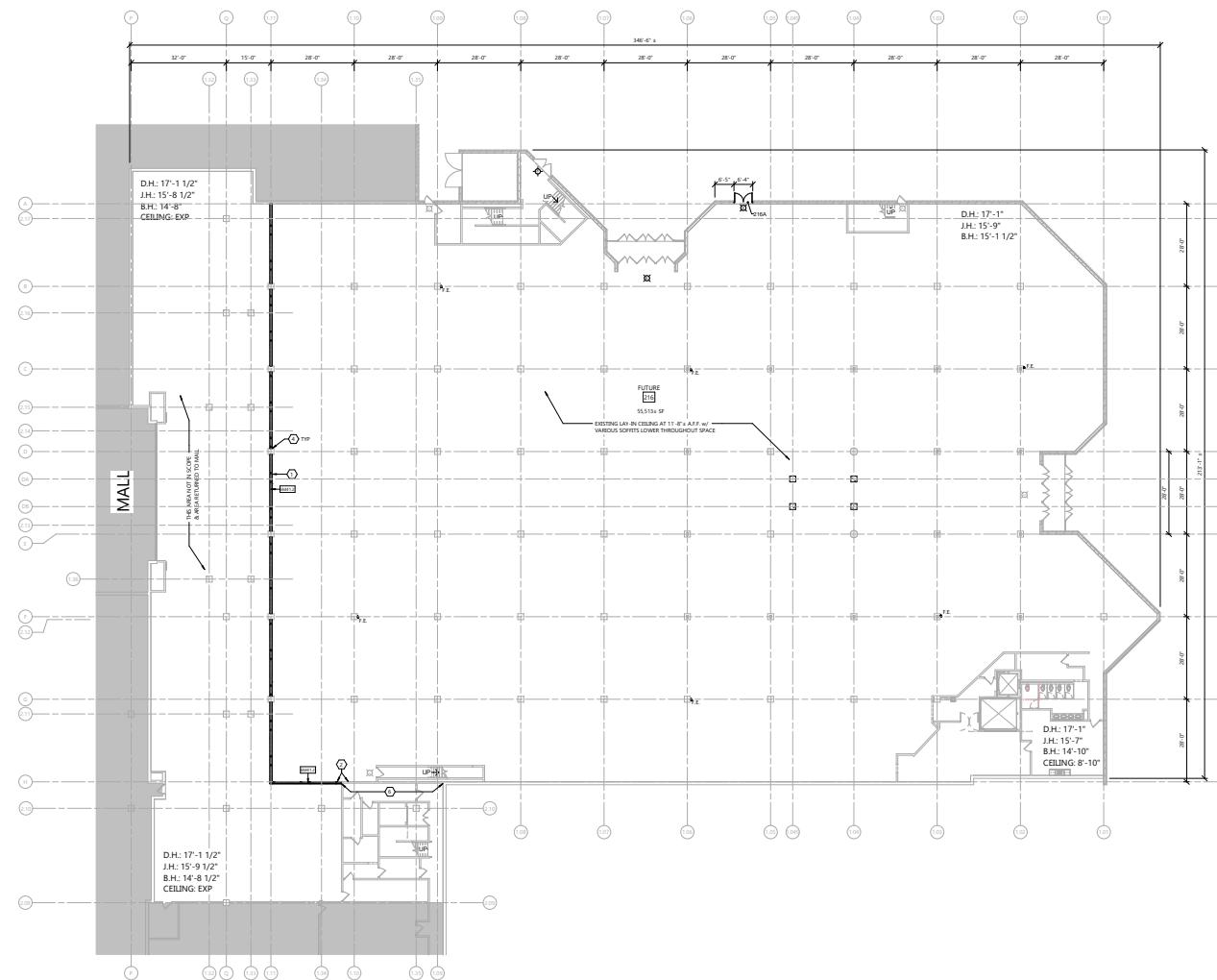
8501 West Bowles Avenue | Littleton, CO 80123



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

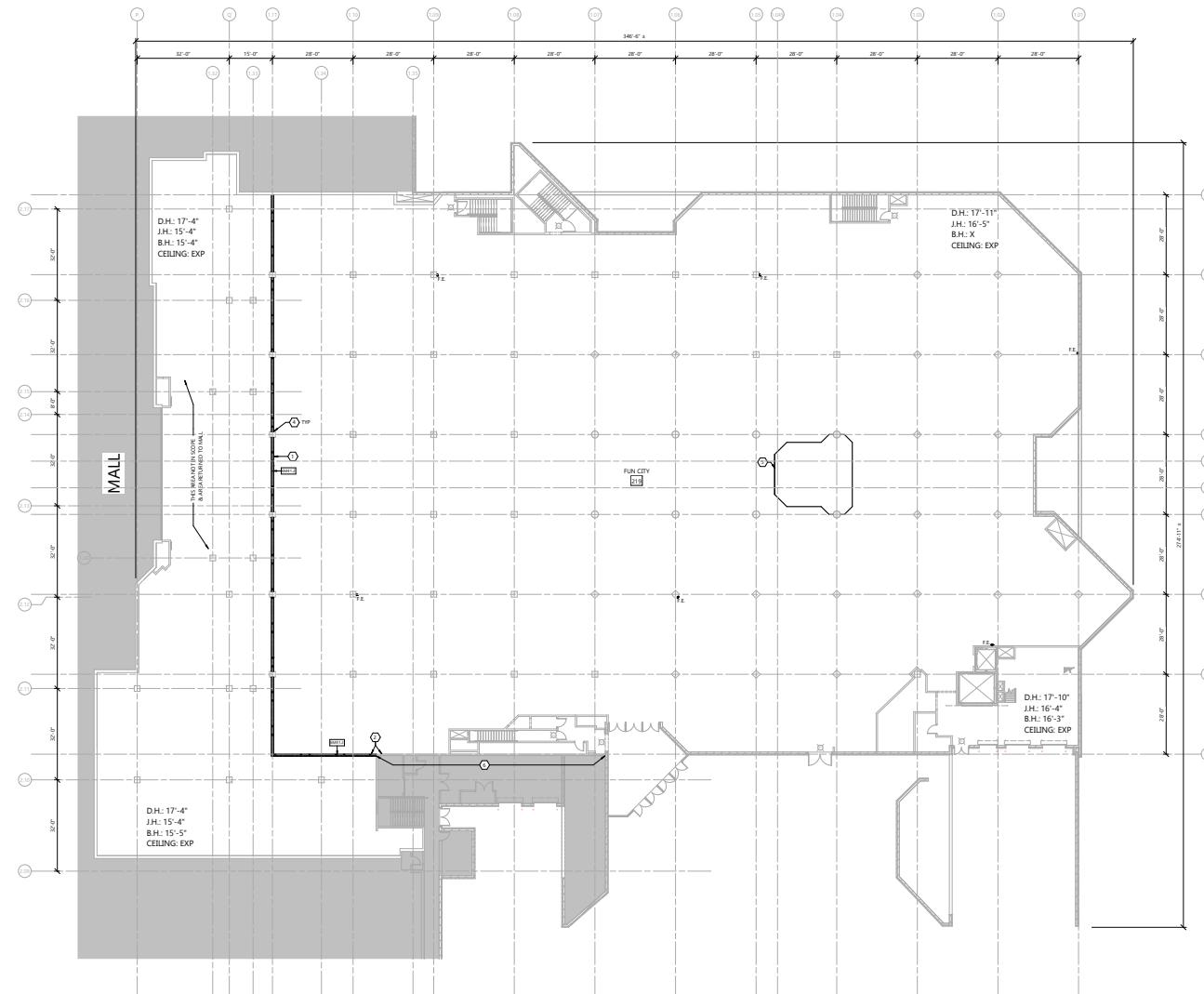
8501 West Bowles Avenue | Littleton, CO 80123



## 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

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# MOBILE DATA & FOOT TRAFFIC INSIGHTS

## Estimated Annual Visits

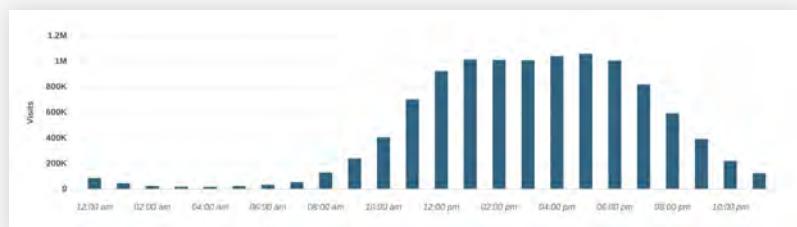
08/01/2024 - 07/31/2025

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

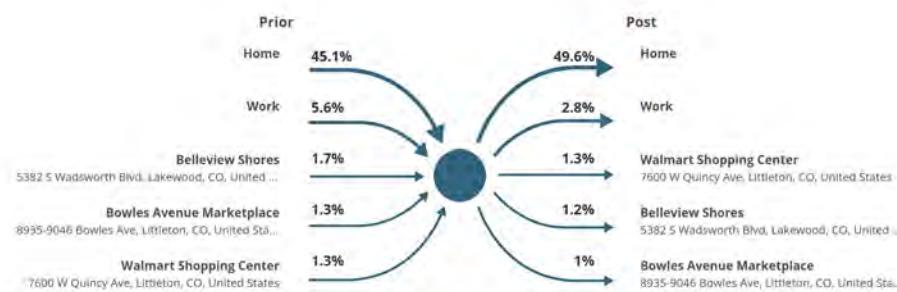
## Daily Visits



## Hourly Visits



## Customer Journey



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

## SOURCE



Placer.ai

# TARGET MARKET SUMMARY

8501 W Bowles Ave, Littleton, Colorado, 80123

Ring of 5 miles

## KEY FACTS



Population

Total Daytime Population

Population Annual Growth Rate

Median Age



Median Household Income

Average Disposable Income

Population 12 Years & Younger

Female Population

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



Entertainment/  
Recreation



Entertainment/  
Recreation Fees &  
Admissions



Tickets to Parks or  
Museums

## Tapestry Segments



Bright Young  
Professionals  
11,322 households

12.6%  
of Households



Savvy Suburbanites  
10,715 households

11.9%  
of Households



Home Improvement  
7,776 households

8.6%  
of Households

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## DEMOGRAPHIC HIGHLIGHTS

### 1 MILE

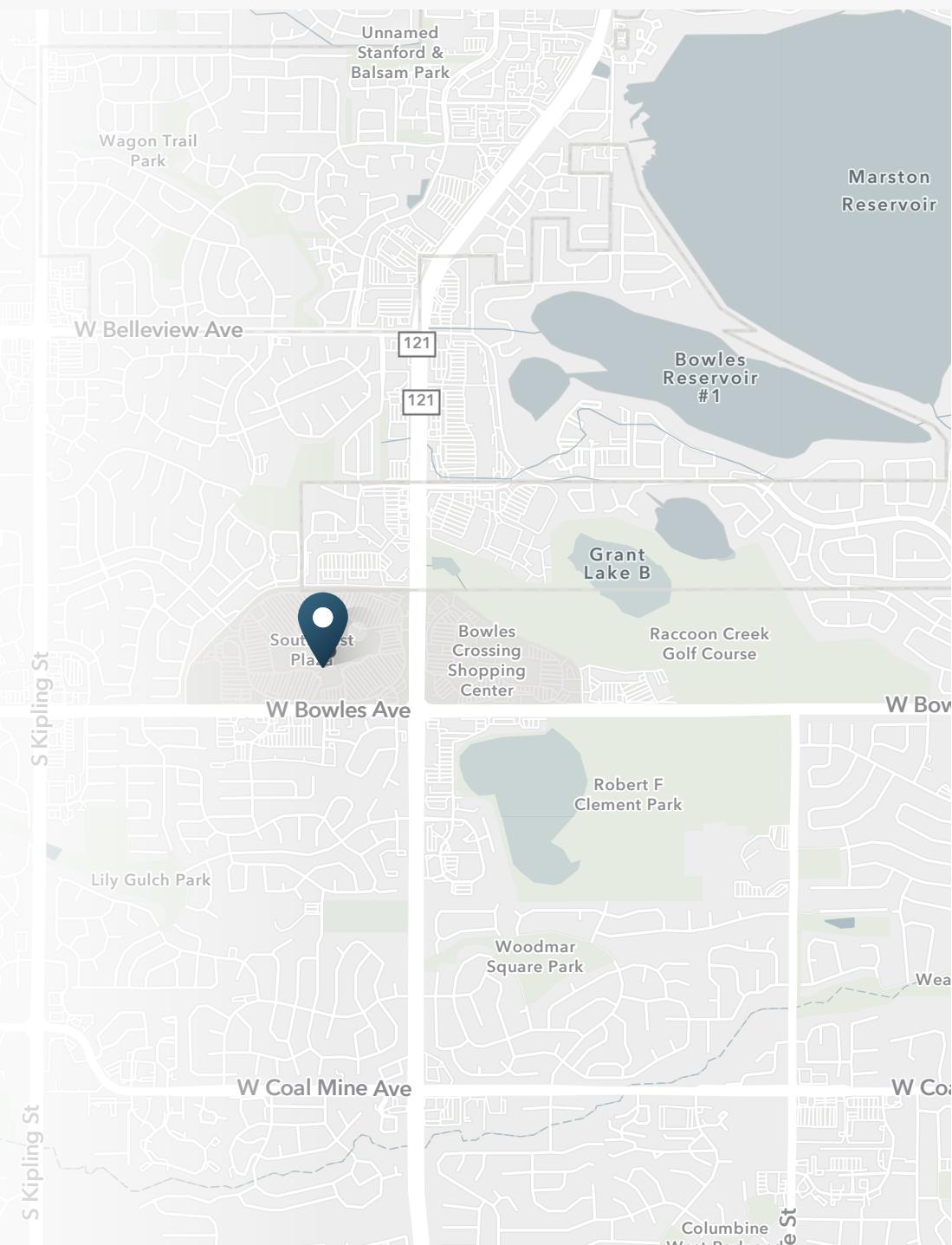
12,550	14,142	\$148,328	5,149
Population	Total Daytime Population	Average Household Income	Total Households

### 3 MILES

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

### 5 MILES

223,072	186,020	\$147,090	89,992
Population	Total Daytime Population	Average Household Income	Total Households



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

SOURCE





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