



1500 W. Littleton Blvd.
Littleton, CO 80120
Grocery Anchored Retail
Space for Lease

1 Month of Abated Rent per Year
of Lease Term for Suite 110
C/D & 2nd Story Office Suites

Multi-Family
259 Units



Not a part



Wild Pepper
PIZZA



Penny-Robin
Dancewear

Littleton Public Schools
Services Center



Not a part



Louis'
DINER

County Offices

Greg Nevins, Broker Associate
gnevins@zallcompany.com | 602.320.5509
Zach Albrecht, Broker Associate
zalbrecht@zallcompany.com | 314.952.8104

Z ALL
COMMERCIAL REAL ESTATE



Woodlawn Center serves a large daytime employment being across from Arapahoe County Courthouse and Human Services and Littleton School District Offices.

Woodlawn Center is blocks away from Littleton Light Rail Station and downtown Littleton.

Woodlawn Center is equidistant to high traffic Highway 85 and Highway 88 (W. Belleview Avenue).



±800 SF - ±4,320 SF

Retail, office and medical spaces available

Signage Opportunities

Building, monument and pylon signage available

Access on Three Streets

Access points on W. Littleton Blvd., S. Datura St. and Windermere St.

Join Woodlawn Center tenants



**Mountain Man
Nut & Fruit Co.**

1st Floor Availability

140A	Calvary Baptist Church basement, under suite 110	±5,638 SF
140B	New Beginnings basement, under suite 110	±4,608 SF
100A	Luis' Diner	±1,800 SF
100	Anytime Fitness	±5,091 SF
101	WL Liquor	±1,440 SF
103	La Guatemalteca	±2,000 SF
104	Gekko Vapes	±2,160 SF
105	Available	±2,150 SF
106	Fresh Market & Community Cafe	±9,100 SF ±8,500 SF
108A	Nails	±2,049 SF
108B	State Beauty	±2,049 SF
109	A Coin Shop	±1,750 SF
110A	Bang Bang Pho	±2,850 SF
110B	Missfits Boot Camp	±2,491 SF
110C/D	Available	±3,680 SF
110E	Available	±802 SF
110F	Available	±384 SF
110G	P.R. Danceware	±868 SF
111	Sherwin Williams	±5,509 SF
111B	Available	±2,276 SF
112	Harley's Hot Dogs	±1,070 SF
113	Available	±1,079 SF
114	Cell Phone Repair	±460 SF
116	Woodlawn Vet	±1,352 SF
118	The Poodle Shop	±1,462 SF
119	Christian Book Store	±1,241 SF
120	Santa Fe Restaurant	±3,609 SF
121	Mtn Man Nut & Fruit	±2,000 SF
123	Dollar Tree	±8,098 SF
126	Wild Pepper Pizza	±2,015 SF
127	Laundromat	±4,093 SF
132	Available	±2,400 SF



This information has been obtained from sources believed reliable. We have not verified it and make no guarantee about it.

2nd Floor Availability

201	Cleanology	±910 SF
202	Available	±562 SF
203	Available	±1,405 SF
205	Available	±204 SF
206	Rebel Automotive	±208 SF
207	Adventures in Dance	±3,012 SF
209	Available	±1,731 SF

W. Littleton Blvd.



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Major Employer
Major Retail/Shopping
SW Corridor Light Rail



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	1 Mile	2 Mile	3 Mile
2022 Estimated Population	14,742	47,072	93,262
2027 Projected Population	14,820	47,643	95,274
Projected Annual Growth 2022 to 2027	0.1%	0.2%	0.4%
2022 Est. Median Age	38.0	41.0	42.1
2022 Estimated Households	6,866	20,590	39,765
2027 Projected Households	7,302	22,018	42,808
Projected Annual Growth 2022 to 2027	1.3%	1.4%	1.5%
2022 Est. Average Household Income	\$98,239	\$125,970	\$137,395
2022 Est. Total Employees	14,631	25,638	58,178
2022 Est. Total Businesses	1,285	2,939	6,664
2022 Est. Total Household Expenditure	\$477.61 M	\$1.72 B	\$3.55 B
2022 Est. Apparel	\$16.77 M	\$60.9 M	\$126.56 M
2022 Est. Entertainment	\$26.62 M	\$98.22 M	\$204.64 M
2022 Est. Food, Beverages, Tobacco	\$73.79 M	\$260.05 M	\$533.91 M
2022 Est. Furnishings, Equipment	\$16.57 M	\$60.9 M	\$126.67 M
2022 Est. Health Care, Insurance	\$43.6 M	\$155.34 M	\$319.14 M
2022 Est. Household Operations, Shelter,	\$156.42 M	\$552.86 M	\$1.14 B

Population

Households/Housing

Businesses/Employees

Consumer Expenditures

Littleton was named one of the **Top 100 Best Places to Live in 2022** according to [Livability.com](https://www.livability.com). Outpacing more than 2,300 cities with populations between 20,000 and one million in ranking.

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