

DUTCH CREEK SHOPPING CENTER  
8250 W Coal Mine Avenue, Littleton, CO 80123

1,214 - 4,485 SF  
FOR LEASE



**MAJOR RENOVATIONS NOW COMPLETE!**



**KINSEY & COMPANY**  
COMMERCIAL REAL ESTATE

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# SITE PLAN

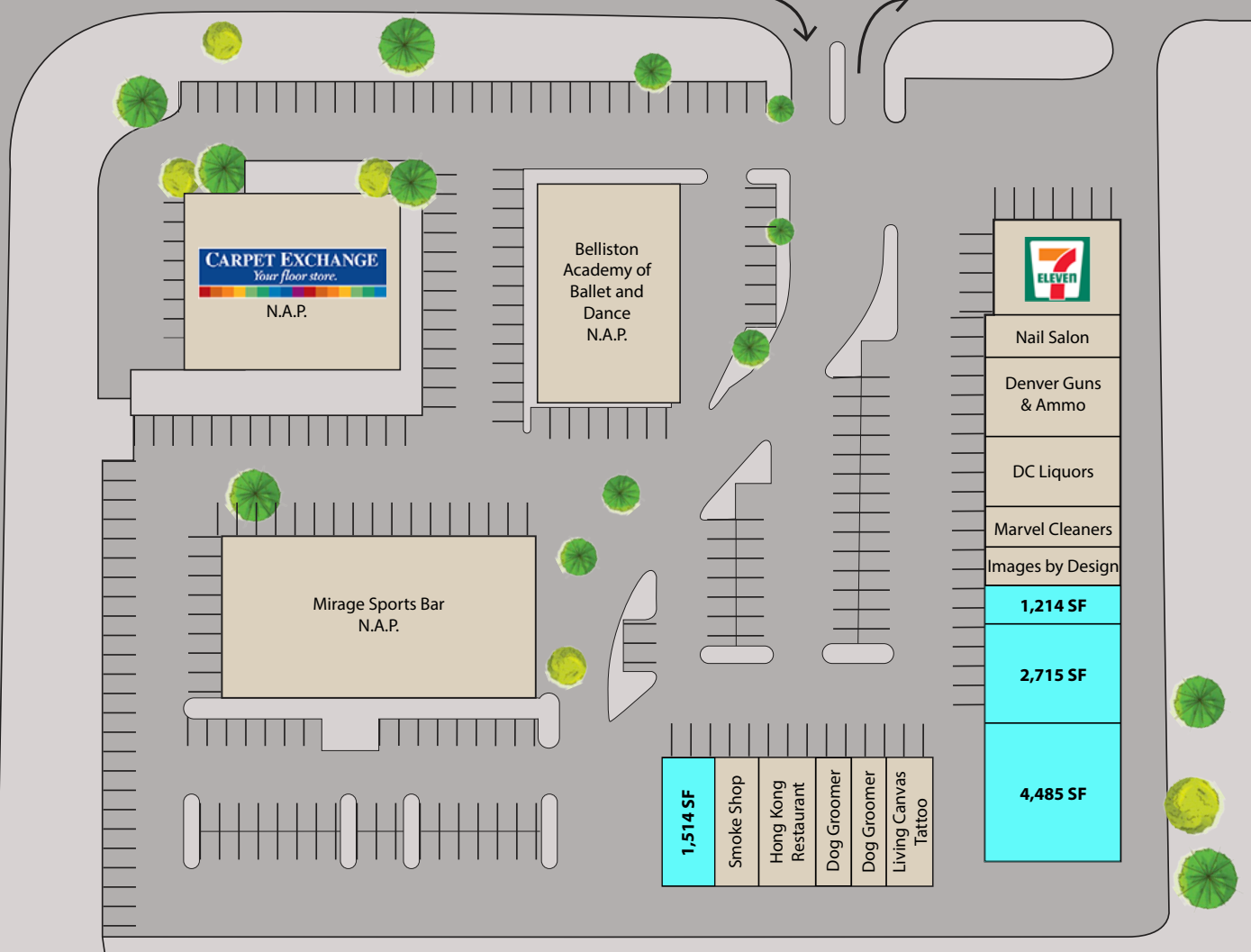
# DUTCH CREEK SHOPPING CENTER

8250 W Coal Mine Avenue  
Littleton, CO 80123



W. COAL MINE AVENUE

S. WADSWORTH BOULEVARD



SPACE	TENANT	SIZE
Suite 0	7/11	
Suite 1A	Nail Salon	
Suite 1B & 2	Denver Guns	
Suite 3 & 4	Liquor Store	
Suite 5	Marvel Cleaners	
Suite 6	Images by Design	
Suite 7	VACANT	1,214
Suite 8	VACANT	2,715

SPACE	TENANT	SIZE
Suite 10	VACANT	4,485
Suite 11	Tattoo Shop	
Suite 12	Dog Groomer	
Suite 13	Dog Groomer	
Suite 14	Restaurant	
Suite 15	Smoke Shop	
Suite 16	VACANT	1,514

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**NEW MONUMENT SIGNAGE**

## Availability Information

Available: For Lease  
SF Available: 1,214 - 4,485 SF  
Pricing: Contact Broker

## Traffic Counts

S. Wadsworth Blvd.: 32,536 VPD  
W. Coal Mine Ave.: 16,641 VPD  
(MPSI 2021 & 2022 Estimates)

## Highlights

- New exterior paint and new parking lot now complete!
- New monument sign located right along Coal Mine Ave
- New roof installed on the southern building and new roof coming soon to the eastern building
- Targeting neighborhood uses such as breweries, barbershops, fitness, medical.
- Floor plans for all the available spaces (please request from broker)

## Demographics

	1 Mile	3 Miles	5 Miles
<b>Population</b>	14,009	96,714	195,888
<b>Average HH Income</b>	\$113,958	\$131,741	\$122,524
<b>Daytime Population</b>	2,611	28,734	67,262

Source: CoStar