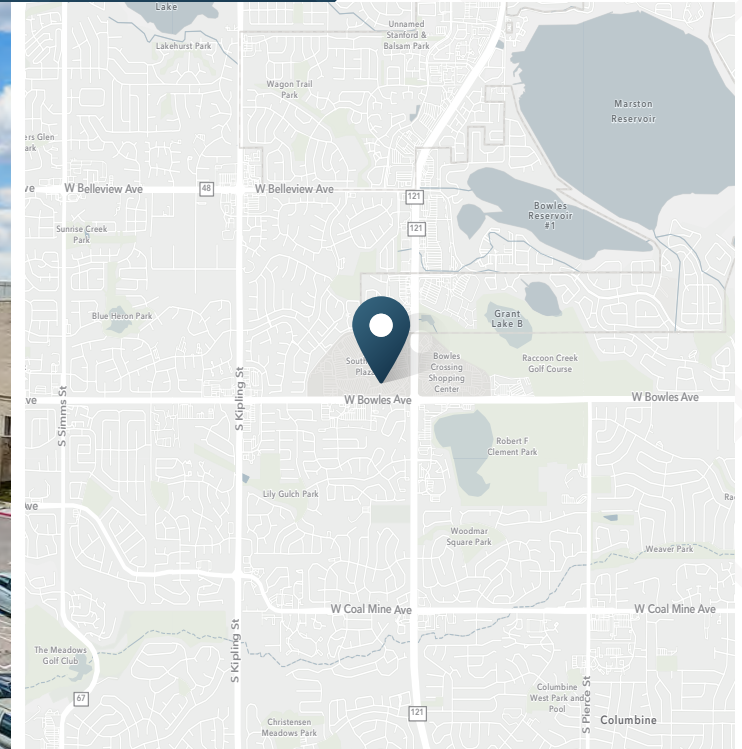


# Former Macy's Southwest Plaza | For Sale

8501 West Bowles Avenue | Littleton, CO 80123



## TOTAL AVAILABLE SF

138,219 SF -

Expandable up to 172,773 SF

\*Floors are divisible.

## 1ST FLOOR

67,725 SF - can be expanded by 21,765 SF for a total of 89,490 SF

## 2ND FLOOR

70,494 SF - can be expanded by 12,789 SF for a total of 83,283 SF

## LAND

340,204 SF / 7.81 AC

## PRICE

\$5,500,000

## ZONING

P-D

## COUNTY

Unincorporated Jefferson County

## ABOUT THE PROPERTY

- 172,773 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

**Hillary Kolber** | hillary.kolber@srsre.com | 303.298.4714

## DEMOGRAPHICS

	3 Mile	5 Miles	7 Miles
Population	105,360	221,713	408,945
Daytime Population	77,496	178,382	367,624
Avg. Household Income	\$141,149	\$135,060	\$127,325
Estimated Households	41,116	89,965	165,986

Year: 2023 | Source: Esri

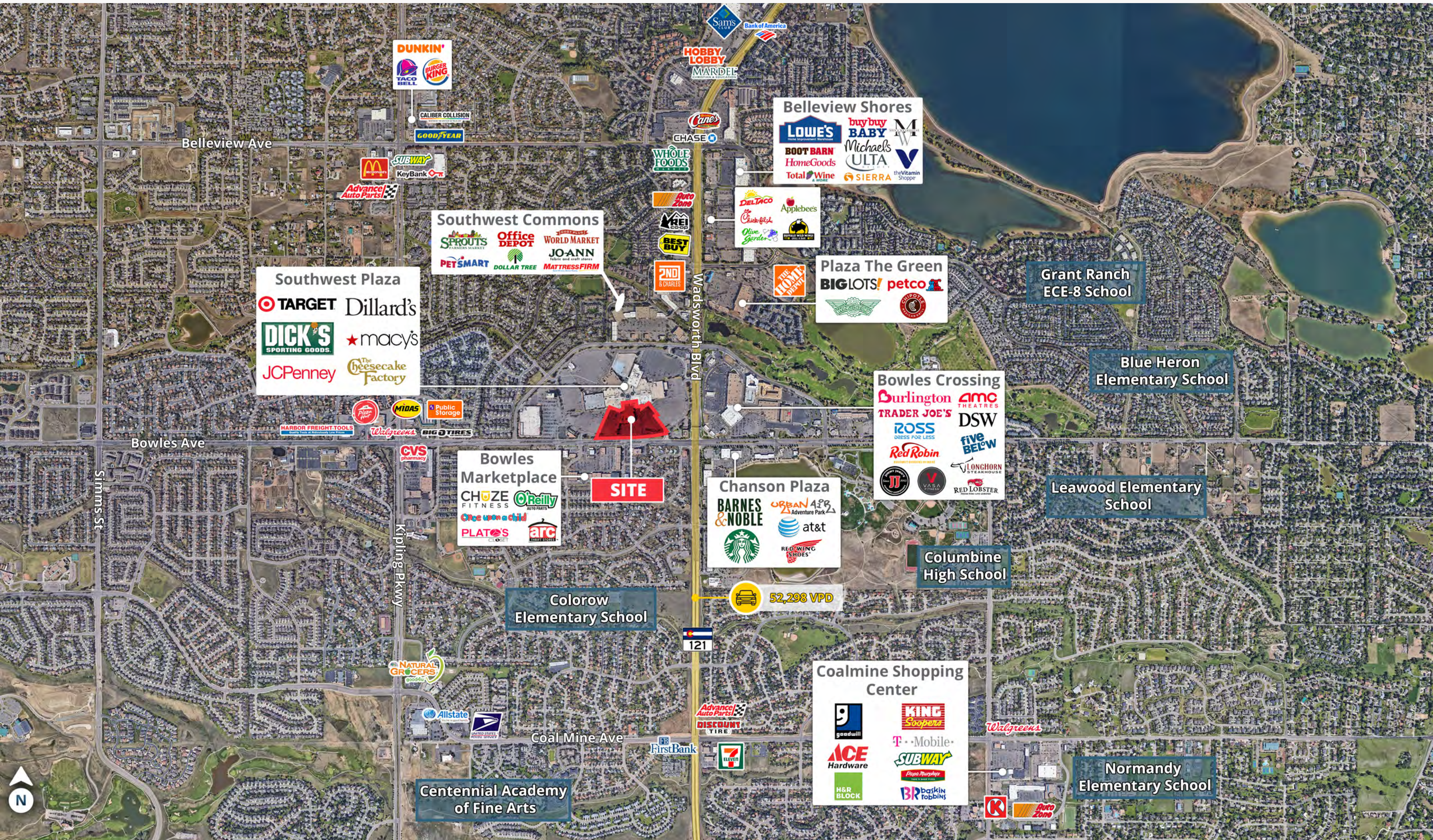
## TRAFFIC COUNTS

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

Littleton, CO



**Southwest Plaza**  
TARGET Dillard's  
DICK'S SPORTING GOODS. macy's  
JCPenney The Cheesecake Factory

**Southwest Commons**  
SPROUTS FARMERS MARKET Office DEPOT WORLD MARKET JO-ANN  
PETSMART DOLLAR TREE MATTRESS FIRM

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

**Plaza The Green**  
BIG LOTS! petco

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

**Chanson Plaza**  
BARNES & NOBLE URBAN 422 Adventure Park at&t  
STARBUCKS RED WING SHOES

**Bowles Crossing**  
Burlington AMC THEATRES  
TRADER JOE'S DSW  
ROSS DRESS FOR LESS FIVE BELOW  
Red Robin LONGHORN STEAKHOUSE  
JJ'S VASA FITNESS 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**

**Leewood Elementary School**

**Colorow Elementary School**

**Columbine High School**

**Normandy Elementary School**

# Former Macy's Southwest Plaza | For Sale

8501 West Bowles Avenue | Littleton, CO 80123



**Southwest Plaza**  
SHOE DEPT. H&M FOREVER 21  
Buckle CHAMPS maunices Foot Locker  
Cheesecake Factory Panera

**SITE**



**TARGET**

**31,601 VPD**

**44,680 VPD**

**Plaza The Green**

**0.9 MILE**



# Former Macy's Southwest Plaza | For Sale

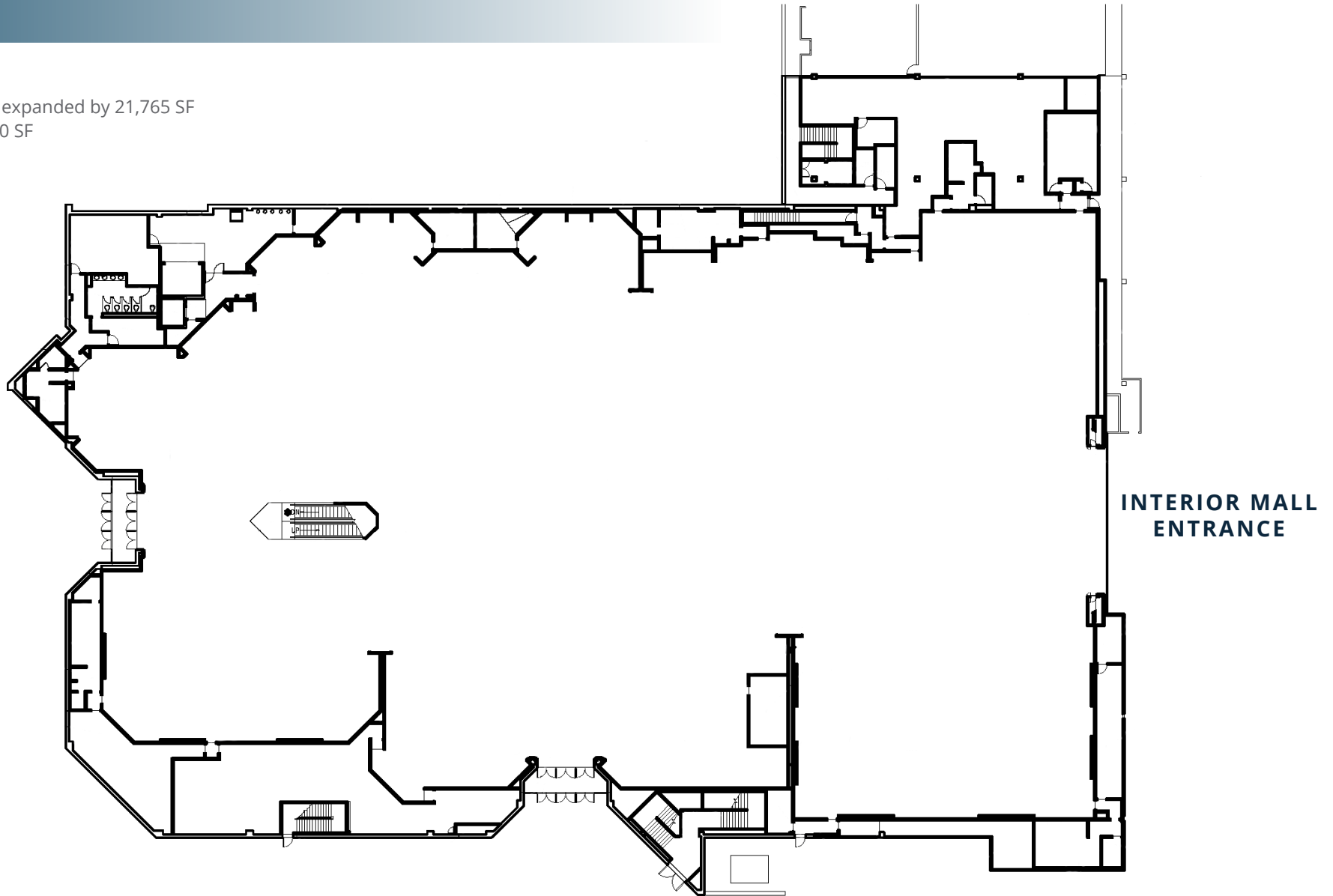
8501 West Bowles Avenue | Littleton, CO 80123



## LEVEL 1

### 1ST FLOOR

67,725 SF - can be expanded by 21,765 SF  
for a total of 89,490 SF



# Former Macy's Southwest Plaza | For Sale

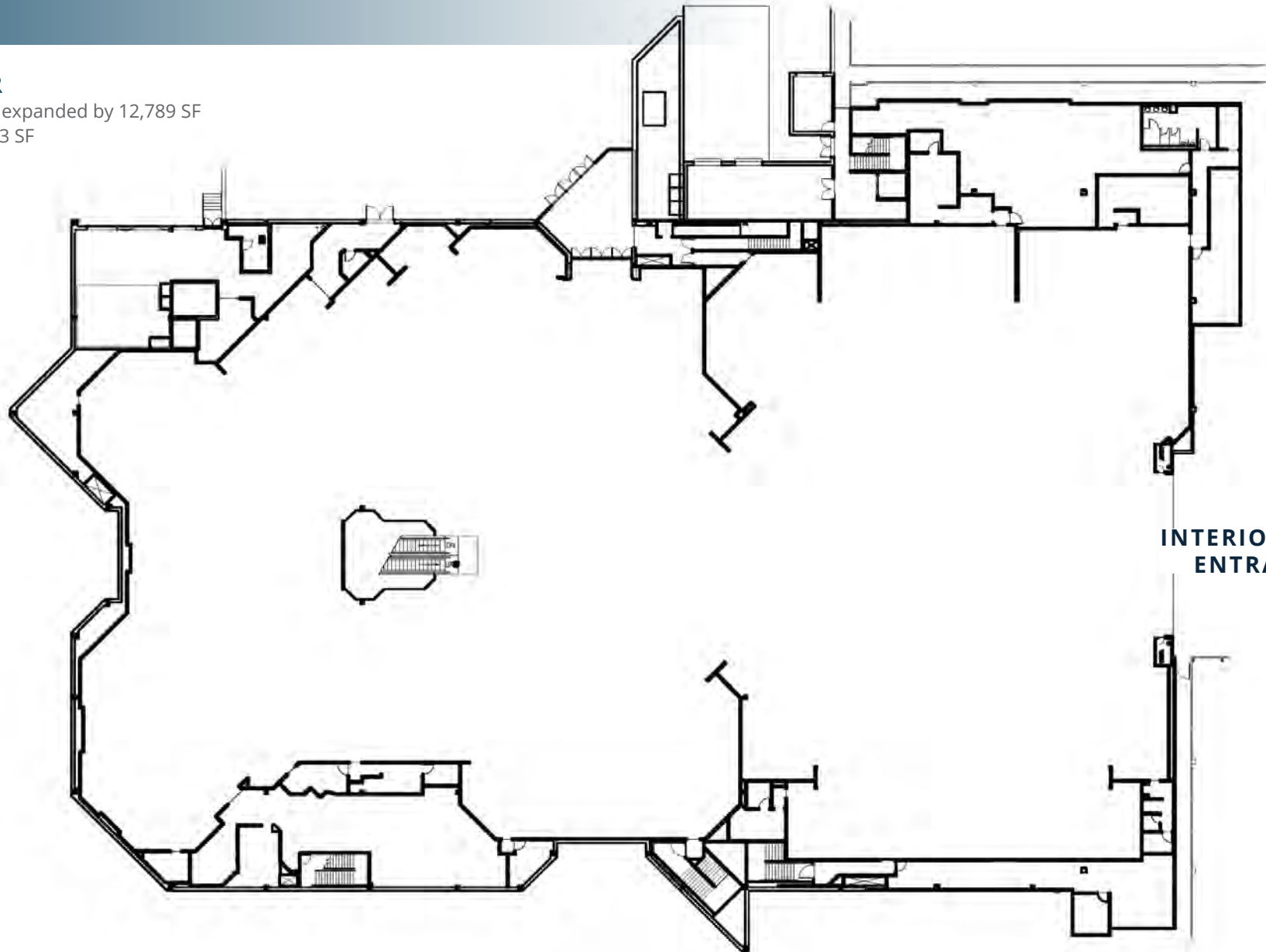
8501 West Bowles Avenue | Littleton, CO 80123



## LEVEL 2

### 2ND FLOOR

70,494 SF - can be expanded by 12,789 SF  
for a total of 83,283 SF



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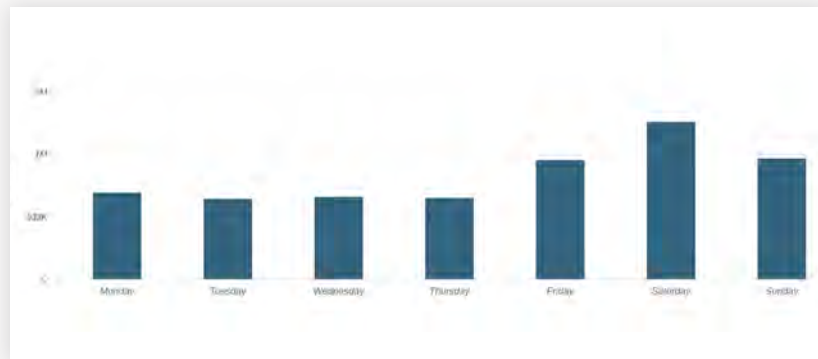


## MOBILE DATA & FOOT TRAFFIC INSIGHTS

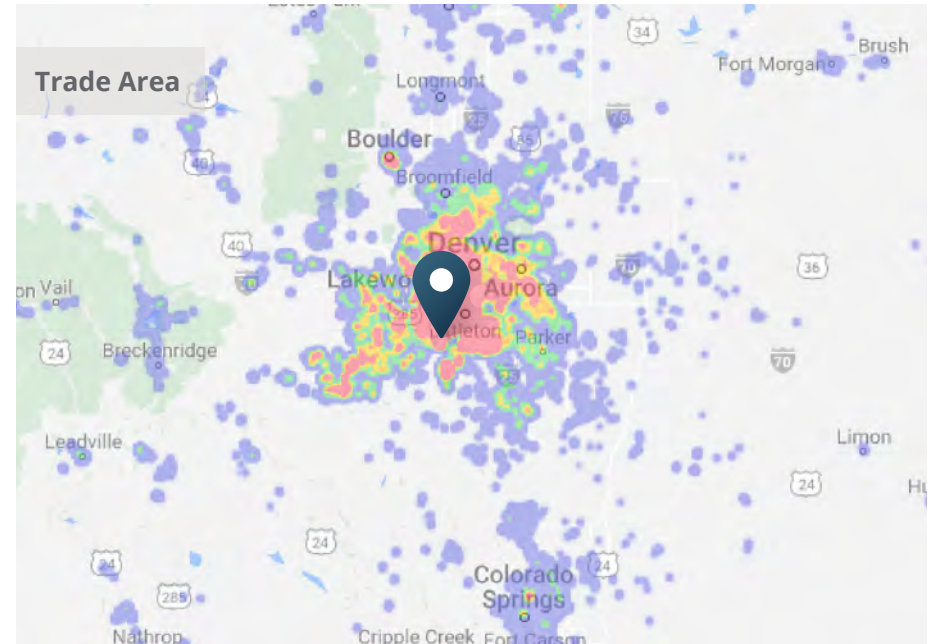
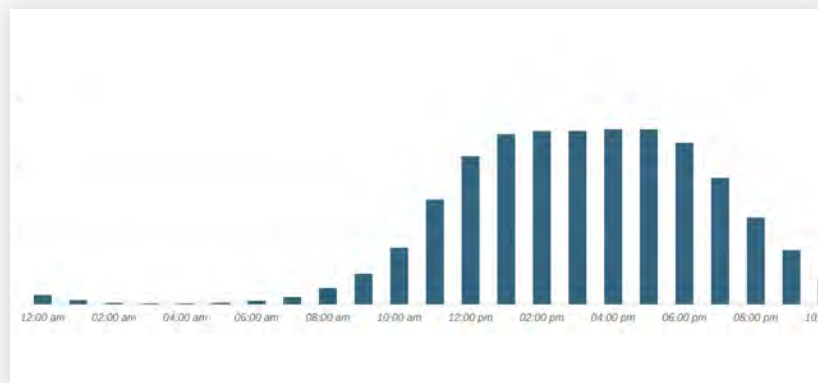
Estimated Annual Visits 04/01/2022 - 03/31/2023

Estimated # of Customers	Estimated # of Visits	Average Visits/Customer
1M	6.3M	6.11

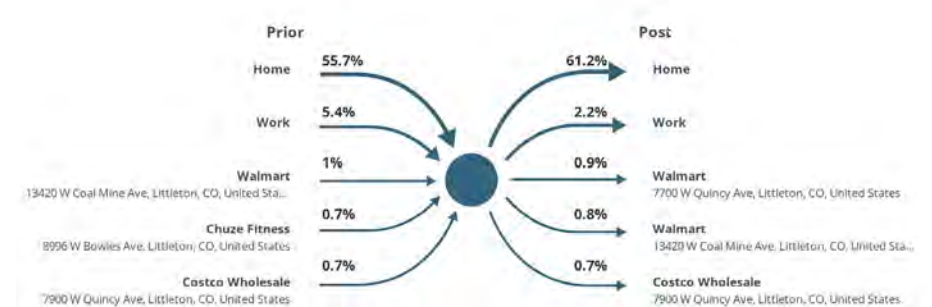
### Daily Visits



### Hourly Visits



### Customer Journey



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

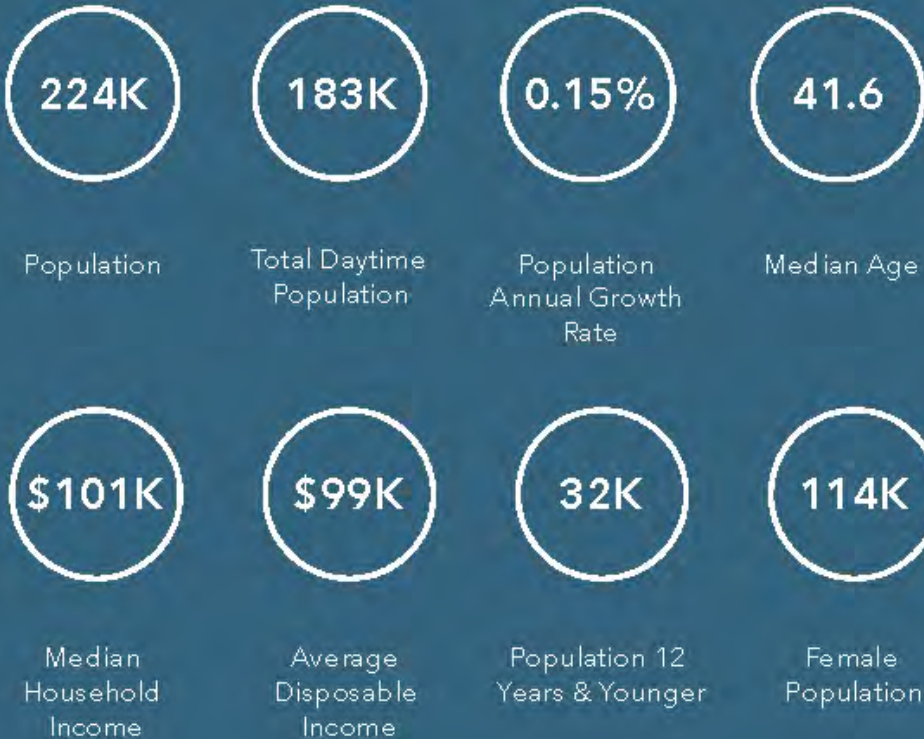


# TARGET MARKET SUMMARY

8501 W Bowles Ave, Littleton, Colorado, 80123

Ring of 5 miles

## KEY FACTS



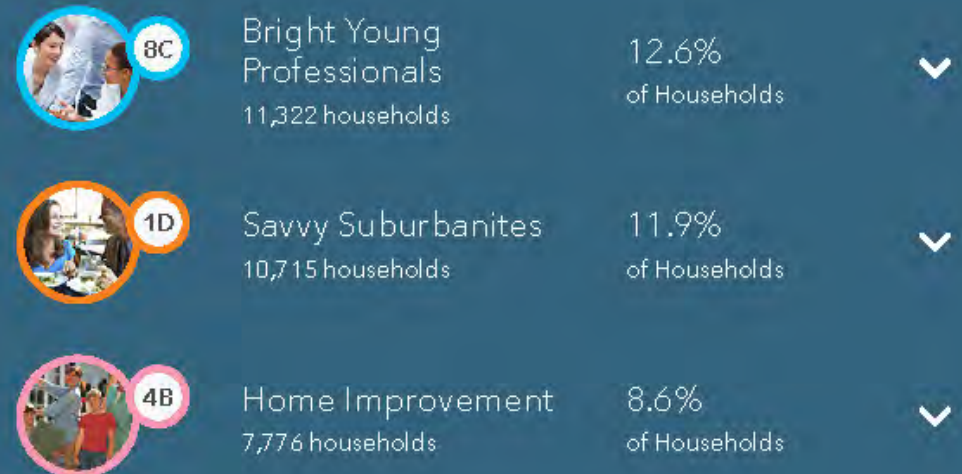
This infographic contains data provided by Esri, Esri and Bureau of Labor Statistics, Esri and GfK MRI. The vintage of the data is 2022, 2027.

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# ANNUAL ENTERTAINMENT SPENDING



## Tapestry Segments



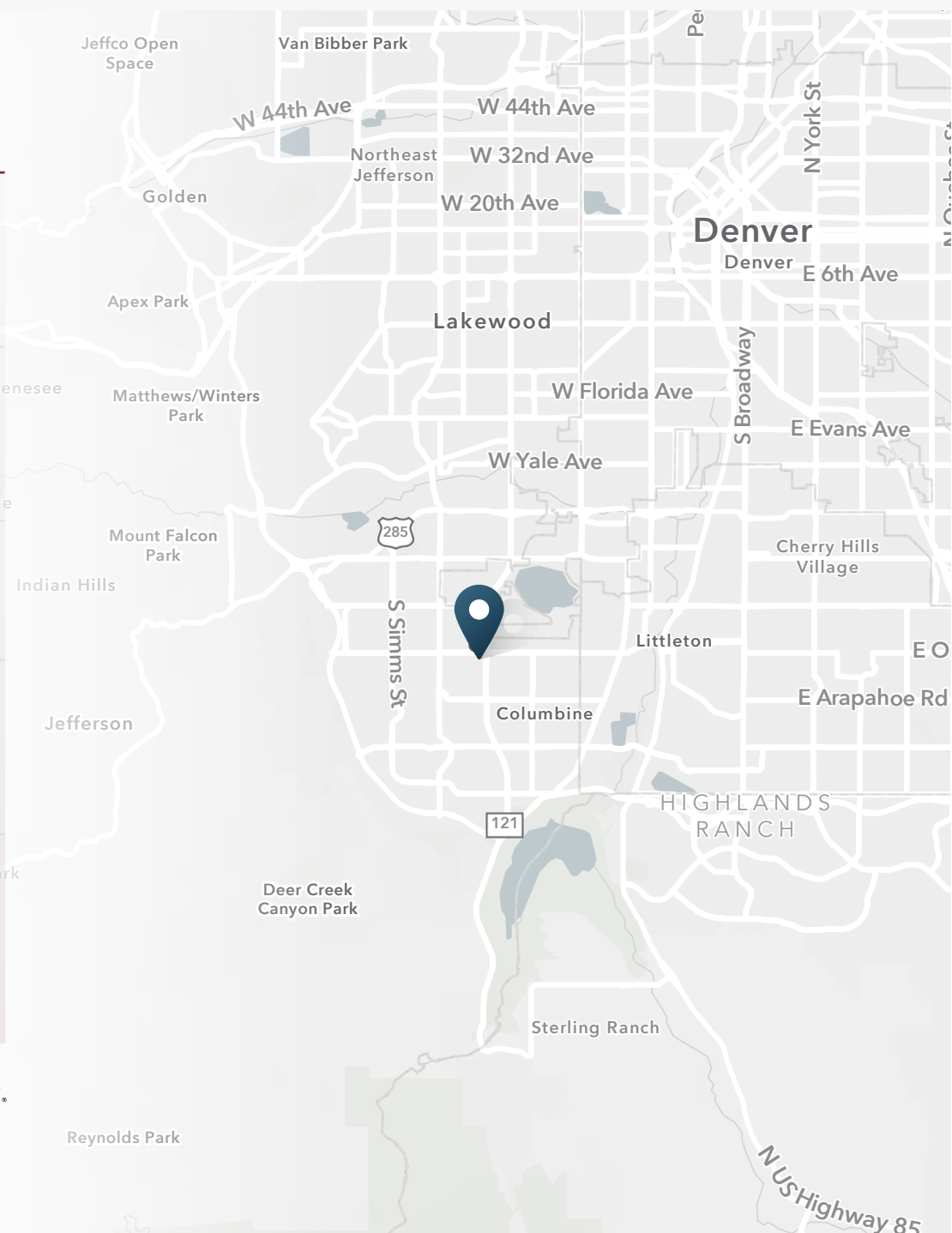
# Former Macy's Southwest Plaza | For Sale

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## DEMOGRAPHIC HIGHLIGHTS

Population	3 Mile	5 Miles	7 Miles
2023 Estimated Population	105,360	221,713	408,945
2028 Projected Population	103,809	219,317	409,294
Projected Annual Growth 2023 to 2028	-0.30%	-0.22%	0.02%
<b>Daytime Population</b>			
2023 Daytime Population	77,496	178,382	367,624
Workers	31,466	78,147	182,243
Residents	46,030	100,235	185,381
<b>Income</b>			
2023 Est. Average Household Income	\$141,149	\$135,060	\$127,325
2023 Est. Median Household Income	\$107,308	\$100,183	\$93,059
<b>Households &amp; Growth</b>			
2023 Estimated Households	41,116	89,965	165,986
2028 Projected Households	40,898	90,015	168,316
Projected Annual Growth 2023 to 2028	-0.11%	-0.01%	0.28%
<b>Race &amp; Ethnicity</b>			
2023 Est. White	80%	76%	72%
2023 Est. Black or African American	1%	1%	2%
2023 Est. Asian or Pacific Islander	4%	4%	4%
2023 Est. American Indian or Native Alaskan	1%	1%	1%
2023 Est. Other Races	3%	5%	8%
2023 Est. Hispanic	14%	18%	23%



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







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