



**J&B BUILDING COMPANY**  
 8933 E Union Ave #216, Greenwood Village, CO 80111  
 (303) 741-6343  
 www.jandbbuilding.com



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## COLUMBINE SHOPPING CENTER

3615 & 3625 West Bowles Avenue, Littleton, CO 80123

### FOR LEASE: Retail

LEASE RATE \$13.50 - \$16.00/ SF NNN  
 AVAILABLE: 1,500 SF - 2,766 SF

## COLUMBINE SHOPPING CENTER



### PROPERTY FEATURES AND CONTACT INFORMATION

- Great Central Location
- Available SF: 1,500 - 2,766 SF
- Max Contiguous: 2,766 SF
- Est. NNN's (2024): \$8.58/SF
- Ample Parking
- Join Pizza Hut, The UPS Store, Enchanted Grounds, and many others at this busy retail center!

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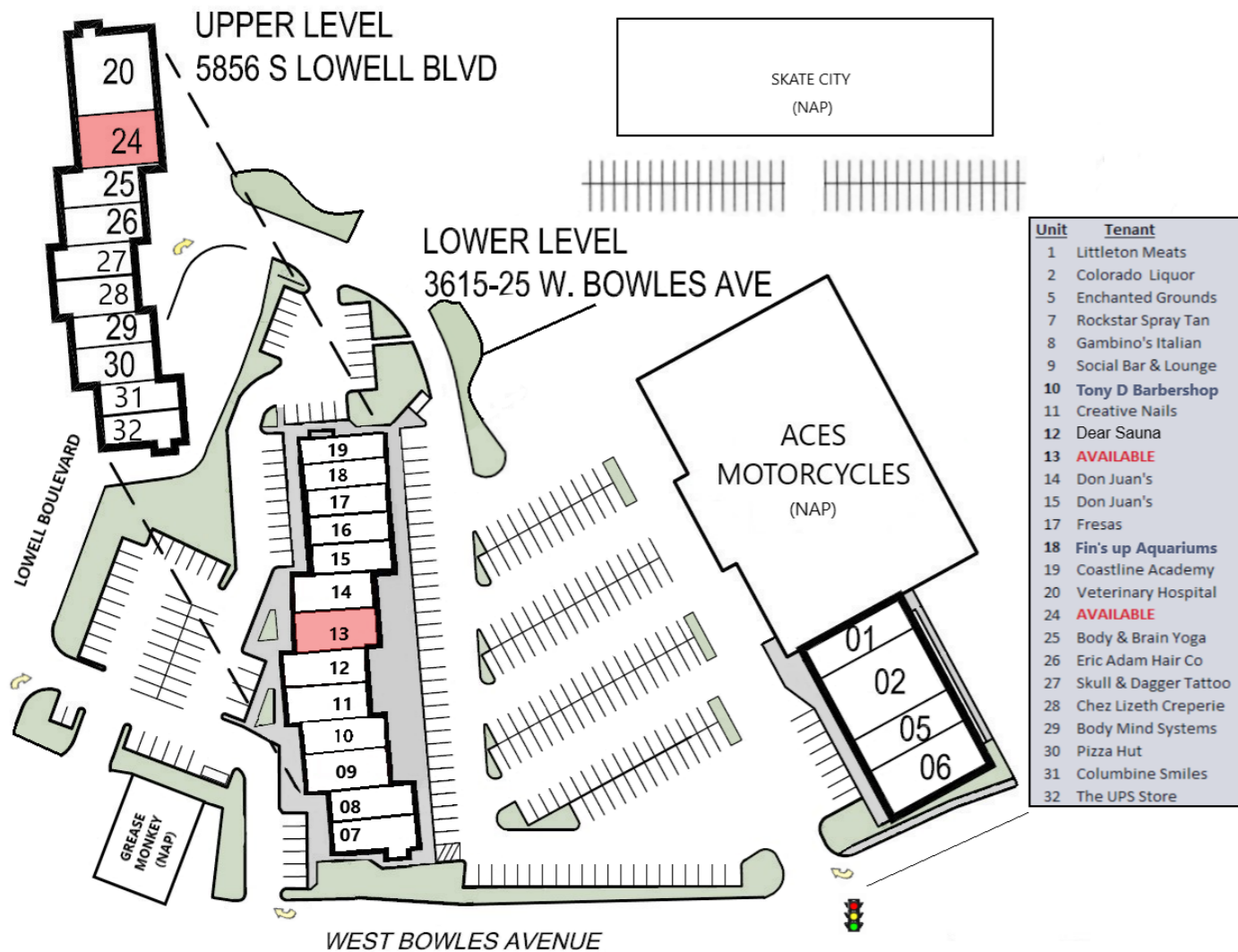


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FOR MORE INFORMATION  
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**COLUMBINE SHOPPING CENTER SITE PLAN**



**PRICING**

Unit 13	1,500 SF	\$16.00/SF + NNNs	\$3,072.50/MO (including NNNs)
Unit 24	2,766 SF	\$13.50/SF + NNN'S	\$5,089.44/MO (including NNN's)

\* Unit 24 - Turn Key Fitness Center. Great Build-out! Move right in.



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**DEMOGRAPHICS**

	1 Mile	3 Miles	5 Miles
POPULATION	9,515	95,145	287,019
HOUSEHOLDS	4,475	39,993	116,894
INCOME	\$108,408	\$95,964	\$96,200
EMPLOYEES	5,131	38,677	120,071
TRAFFIC COUNT	34,261 VPD W Bowles Ave and S Middlefield Rd		



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- FLORESTS
- FULL SERVICE RESTAURANT
- GENERAL MERCHANDISE STORES
- GIFT STORES
- HOME FURNISHING STORES
- JEWELRY STORES
- LAWN & GARDEN EQUIPMENT
- LIMITED SERVICE EATING PLACES
- LEATHER GOODS STORES
- LUGGAGE STORES
- MUSIC STORES
- OFFICE SUPPLIES
- SHOE STORES
- SPECIAL FOOD SERVICES
- USED MERCHANDISE STORES



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