

Retail Space For Lease

The Meadows Shopping Center | 9717-9789 W Coal Mine Ave | Littleton, CO



CITY
LITTLETON



ZONING
P-D



AVAILABLE SF
4,990 SF



SITE SIZE
2.84 AC



YOC
1985



PARKING
4.00/1,000 SF

PROPERTY HIGHLIGHTS:

- Fantastic Visibility Right on W Coal Mine Avenue
- Just East of S Kipling Parkway
- Monument & Building Signage Available
- Local, Hands-on Ownership
- Excellent Mix of Co-tenants to Drive Traffic
- Traffic Count: Approximately 16,000 VPD on W Coal Mine Avenue & 28,000 VPD on S Kipling Parkway

SPACE AVAILABLE: 4,990 SF

LEASE RATE:

\$14.50/SF NNN

NNN EXPENSES:

\$7.27/SF 2026 EST.

Brent Ham ➤ 303.513.8189 ➤ brent.ham@navpointre.com

Matt Kulbe ➤ 720.635.4591 ➤ matt.kulbe@navpointre.com

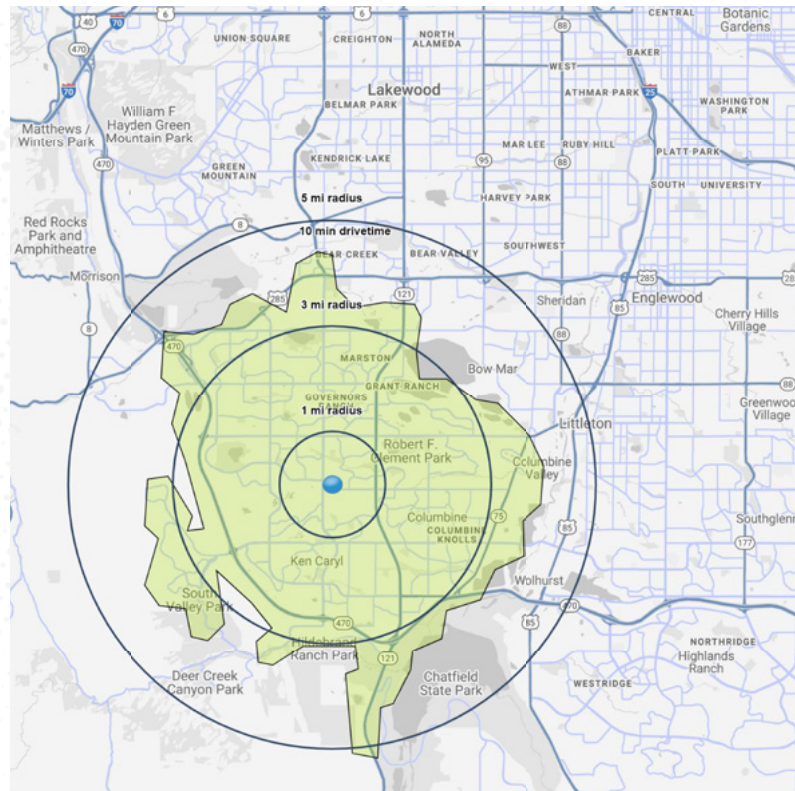
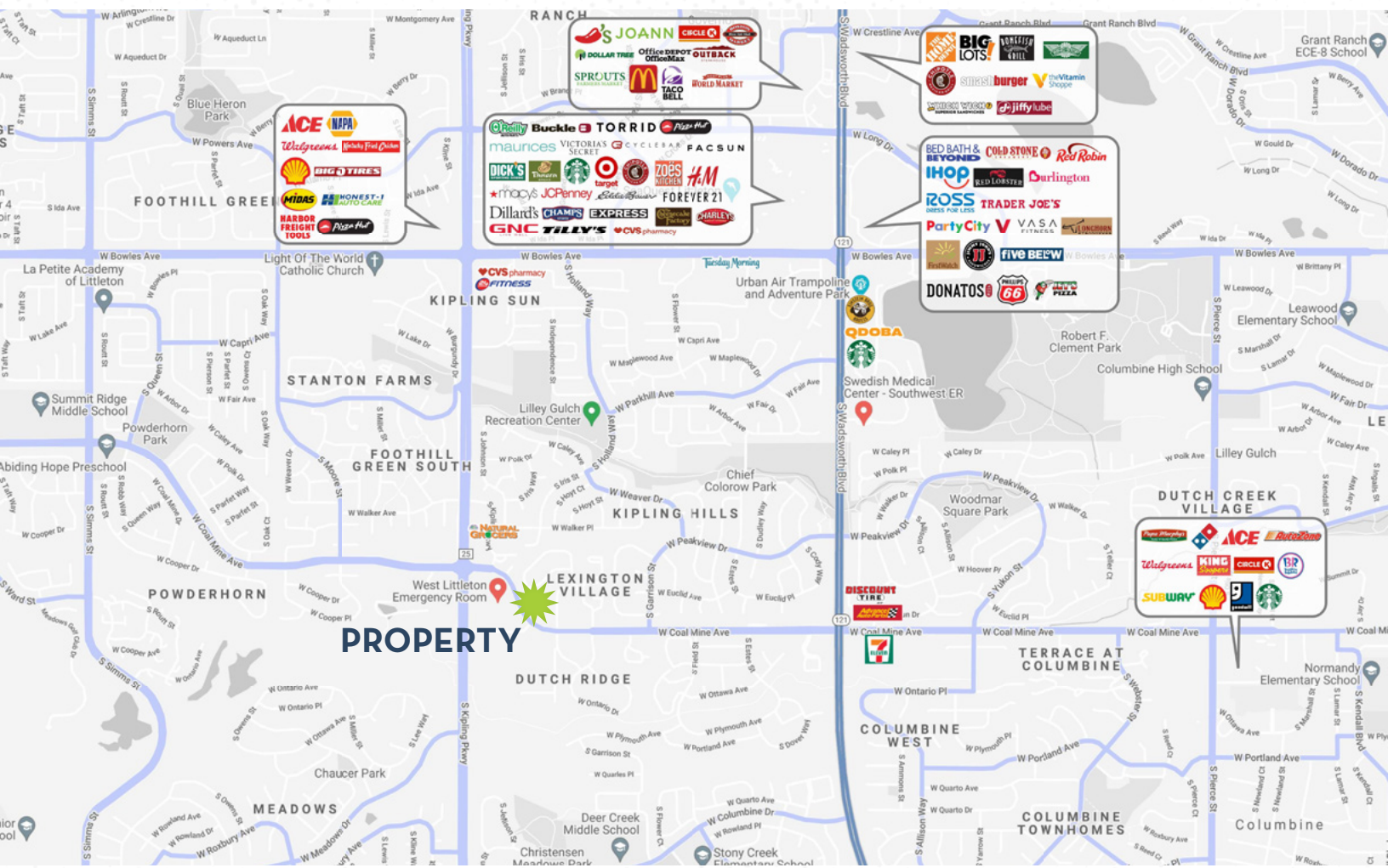
navpoint
REAL ESTATE GROUP

Retail Space For Lease | 9717-9789 W Coal Mine Ave | Littleton, CO



UNIT	TENANT	SF
9719 A	Coal Mine Ave Brewing Company	6,679
9719 C	Occupied	1,597
9719 D1	Vacant	1,794
9719 D2	moxYcello	1,400
9719 E	Vacant	3,196
9719 H	Dog Groomer	1,300
9719 J	Peak Driver's Ed	1,536
9719 K	Million Smoke and Vapor	1,024
9719 N	Chi Spa	1,997
9719 P	Littleton Auto Repair LLC	4,700
9729 Q	Los Potrancas Mexican Restaurant	4,160
9729 R	Two Ravens Soap Company	1,504
9729 T	Gym's House	2,174
9729 X	Joe's Treasure Trove	1,397
9729 Y	C & C Wellness Solutions	1,145
9729 Z	Juda, Inc.	2,600
9789 A	Coal Mine Nails & Spa	1,662
9789 B	Just For Paws	2,434
9789 C	Grapple House	1,970

Retail Space For Lease | 9717-9789 W Coal Mine Ave | Littleton, CO



	1 MILE	3 MILES	5 MILES
POPULATION			
2030 Projection	14,688	101,517	169,64
2026 Estimate	14,794	101,249	167,267
Growth 2026-2030	-.7%	0.3%	1.1%
Growth 2010-2020	0.0%	0.5%	0.6%
Average Household Size	2.5	2.5	2.4
Median Age	43	44	44
HOUSEHOLD INCOME			
2026 Average	\$146,900	\$148,200	\$147,300
2026 Median	\$125,200	\$120,100	\$117,100
HOUSING			
Median Home Value	\$617,900	\$638,600	\$680,300
Median Year Built	1985	1985	1984
EMPLOYMENT			
Businesses	508	4,639	7,900
Employees	2,363	28,399	56,460