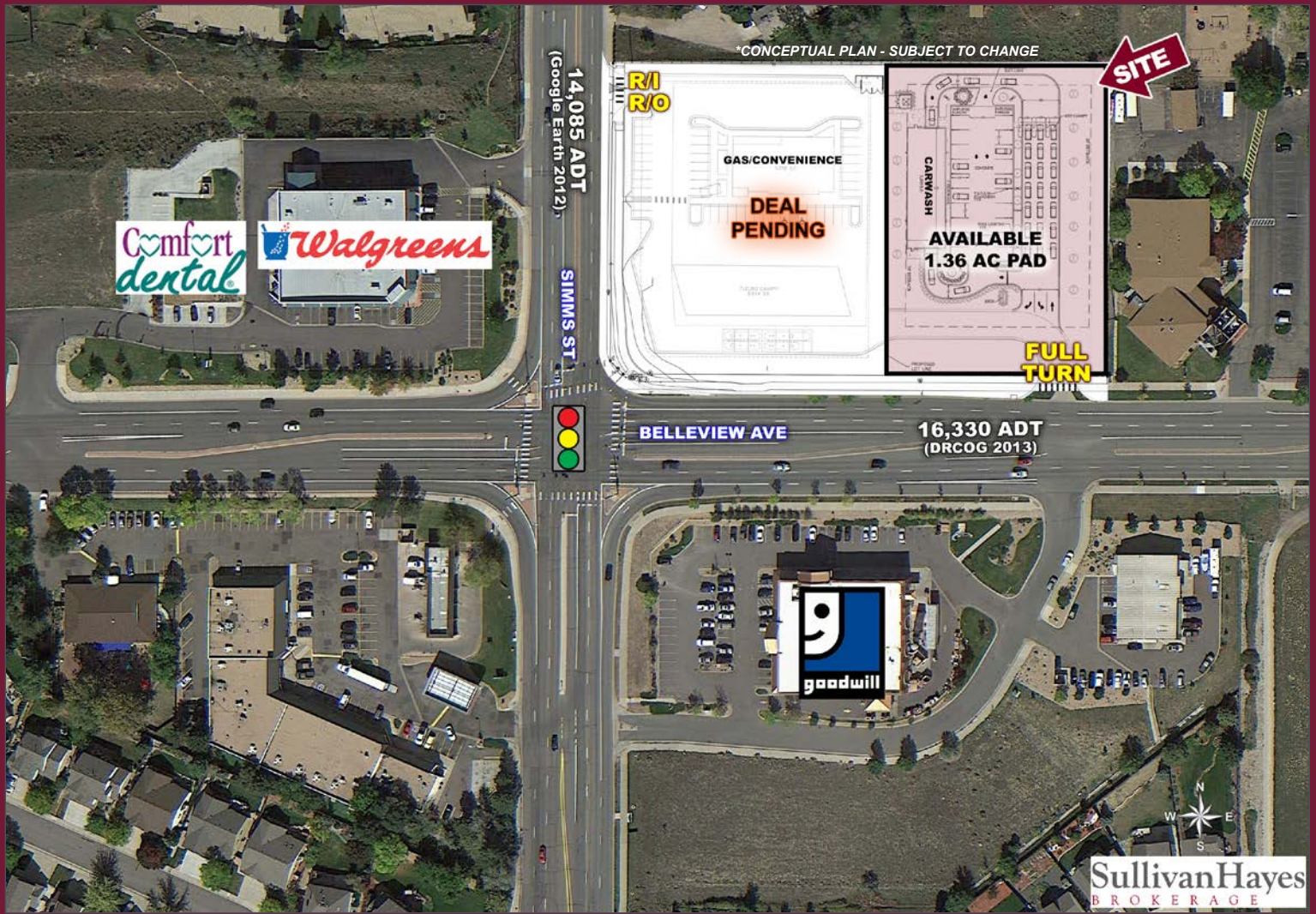


NEW RETAIL OPPORTUNITY - PAD AVAILABLE

NEC BELLEVIEW AVENUE & SIMMS STREET | LITTLETON, CO



INFORMATION

- Pad available: 1.36 acre
- New retail opportunity within an affluent trade area with over \$90,000 per household income
- Close proximity to both C470 and Highway 285
- Limited competition

DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
Est. Population	17,128	81,958	200,061
Avg Household Inc	\$103,315	\$95,393	\$101,609
Employees	1,664	18,149	48,027
Businesses	361	2,200	6,266

Source: Applied Geographic Solutions 2016

TRAFFIC COUNTS

On Simms Street north of Bellevue Avenue	14,085 cars/day ²
On Simms Street south of Bellevue Avenue	17,888 cars/day ¹
On Bellevue Avenue east of Simms Street	16,330 cars/day
On Bellevue Avenue west of Simms Street	10,900 cars/day

Source: DRCOG 2013, ¹2014; ²Google Earth 2012

5570 DTC Parkway, Suite 100 | Greenwood Village, CO 80111 | 303.534.0900 Fax: 303.831.1333 | www.sullivanhayes.com

SullivanHayes
B R O K E R A G E

we are
RETAIL
A MEMBER OF
CHAINLINKS
RETAIL ADVISORS

Bryan Slaughter
303.370.7459 | bslaughter@sullivanhayes.com

