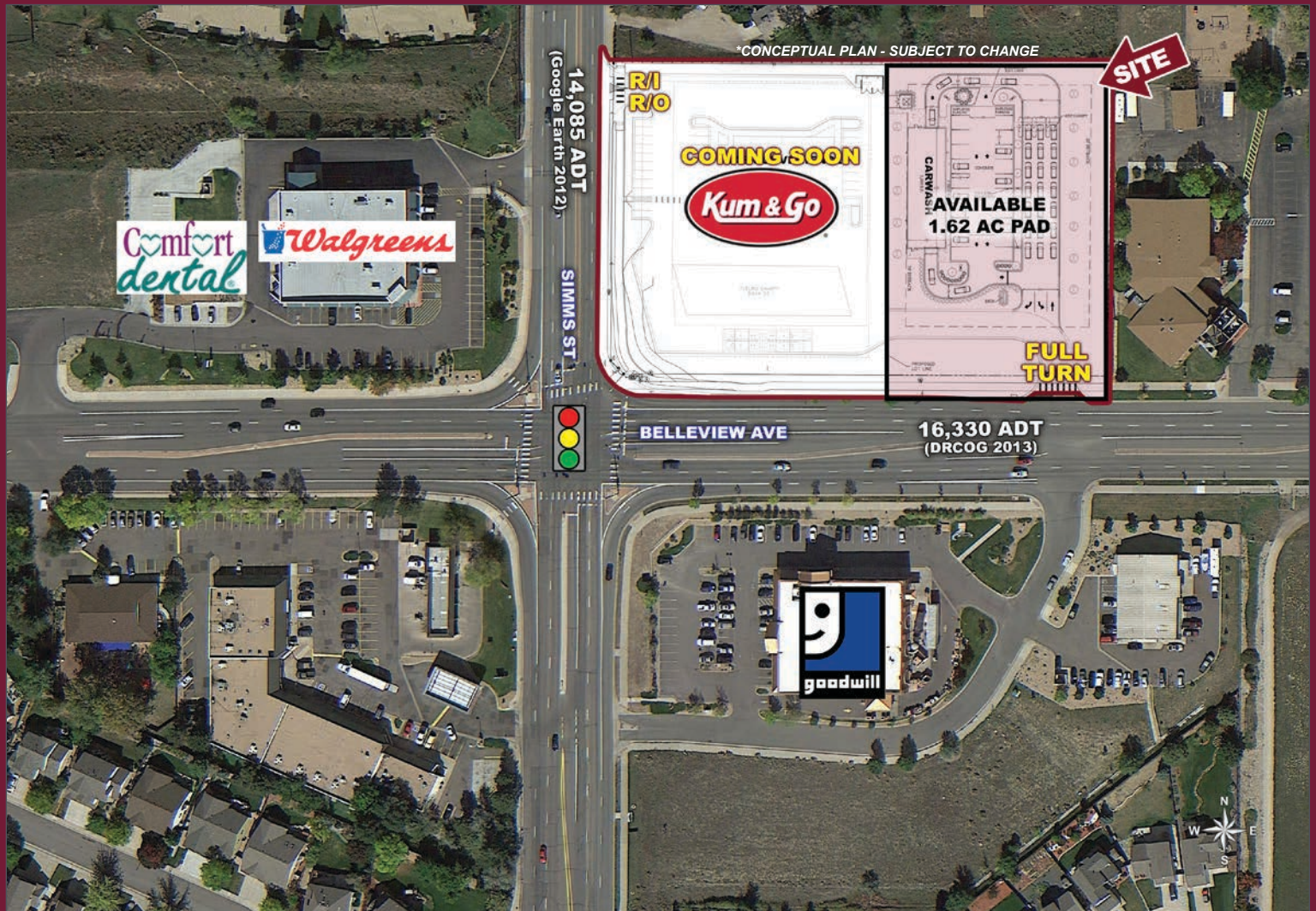


NEW RETAIL OPPORTUNITY - PAD AVAILABLE

NEC BELLEVIEW AVENUE & SIMMS STREET | LITTLETON, CO



INFORMATION

- Pad available: 1.62 acre
- New retail opportunity within an affluent trade area with over \$90,000 per household income
- Close proximity to both C-470 and Highway 285
- Limited competition

DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
Est. Population	16,487	83,159	203,546
Avg Household Inc	\$103,466	\$97,613	\$104,463
Employees	1,662	18,159	47,770
Businesses	351	2,184	6,212

Source: Applied Geographic Solutions 2017

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

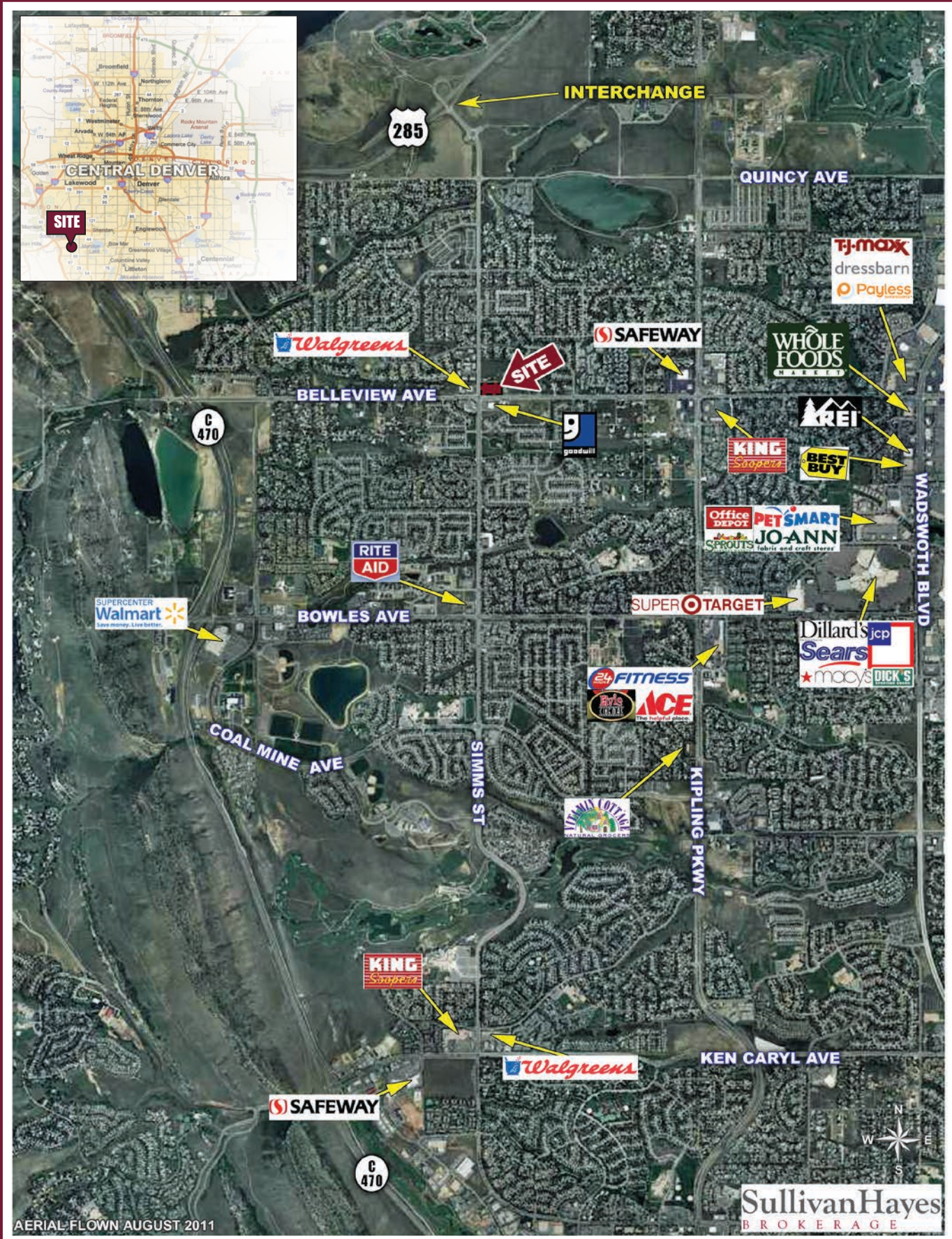
5570 DTC Parkway, Suite 100 | Greenwood Village, CO 80111 | 303.534.0900 Fax: 303.831.1333 | www.sullivanhayes.com

SullivanHayes
B R O K E R A G E

we are
RETAIL
A MEMBER OF
CHAINLINKS
RETAIL ADVISORS
AGENCY
DISCLOSURE

Bryan Slaughter
303.370.7459 | bslaughter@sullivanhayes.com

NEC BELLEVIEW AVENUE & SIMMS STREET | LITTLETON, CO



AERIAL-FLOWN AUGUST 2011

SullivanHayes
BROKERAGE

The information contained herein has been compiled from sources believed to be reliable. However, SullivanHayes has not independently verified the same and makes no guarantee, warranty or representation about such information. Any opinions, assumptions or projections used are for illustrative purposes only and do not necessarily represent the current or future performance of the property. Site plans, renderings, aerials, marketing data, pricing and other terms are subject to change at any time. You and your tax, financial and legal advisors should make a thorough independent investigation of the property to determine its suitability to your needs. SullivanHayes, its broker associates and its salespersons, are or will be acting as agents of the seller/lessor with the duty to represent the interests of the seller/lessor. SullivanHayes will not act as your agent unless an agency agreement is signed and in effect.