

# Retail - Office Lease Opportunity

AGGRESSIVE PRICING

Littleton, CO 80123

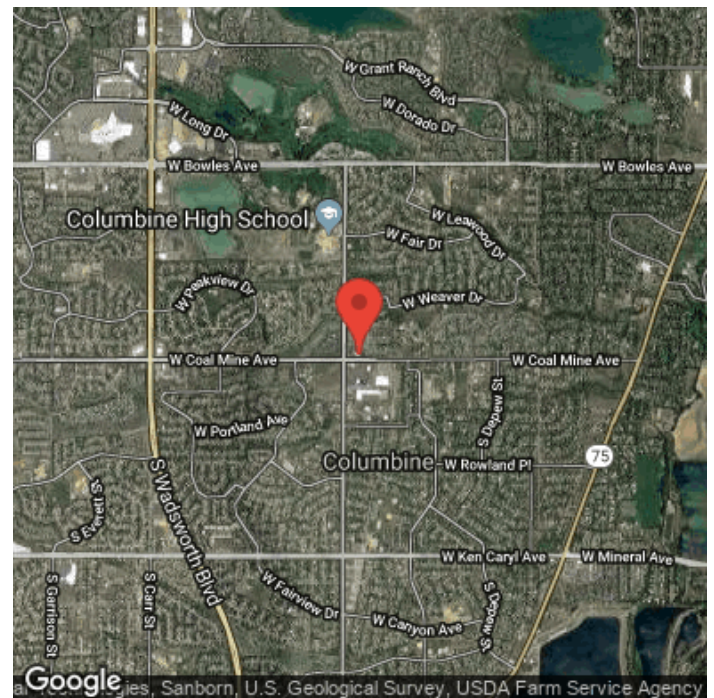
FOR LEASE



6709 W. Coal Mine Avenue

## Property Highlights

- 3300 SF Available - Will subdivide to 1500 - 1800 SF
- \$16.25 SF/YR plus NNN
- Backlit building marquee, Building Signage and monument signs on Pierce St. and Coal Mine
- Recent renovations included: Resurfaced parking lot, exterior lighting, landscaping improvements
- PD - Zoning
- Perfect for fitness, studio, other classroom type settings, medical/dental office, service uses, financial, insurance
- High traffic area - 34,000 vehicles pass daily
- Population within one mile: 8,423
- Household Income one mile: \$118,947
- Well Maintained, Pride of Ownership. Adjacent to Walgreens and across from King Soopers center.
- Professional managed - flexible local ownership



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