

NEW/REMODELED INLINE RETAIL SPACE AVAILABLE

THE BELLEVIEW CONNECTION: NWC BELLEVIEW & PRINCE | LITTLETON, CO 80123



INFORMATION

- King Soopers shadow-anchored center with Planet Fitness coming in 2019
- Available space ranging from 1,000 SF – 8,663 SF with Drive Thru Available
- Strong existing residential demos with more housing units under construction
- Fantastic visibility and signage on Belleview, major thoroughfare in submarket (37,000 VPD)
- Existing major retailers at intersection including King Soopers & Home Depot

DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
Population	12,630	104,908	308,343
Avg. HH Inc.	\$62,560	\$84,957	\$92,996
Employees	10,596	52,503	133,389
Businesses	1,007	5,796	15,063

Source: Allocate Data 2017

TRAFFIC COUNTS

On Belleview Ave east of Federal Blvd	37,816 cars/day*
On Prince St northwest of Santa Fe Dr	6,692 cars/day
On Santa Fe Dr south of Belleview Ave	50,252 cars/day
On Belleview Ave west of Santa Fe Dr	36,894 cars/day*

Source: Google Earth 2012; *DRCOG 2016

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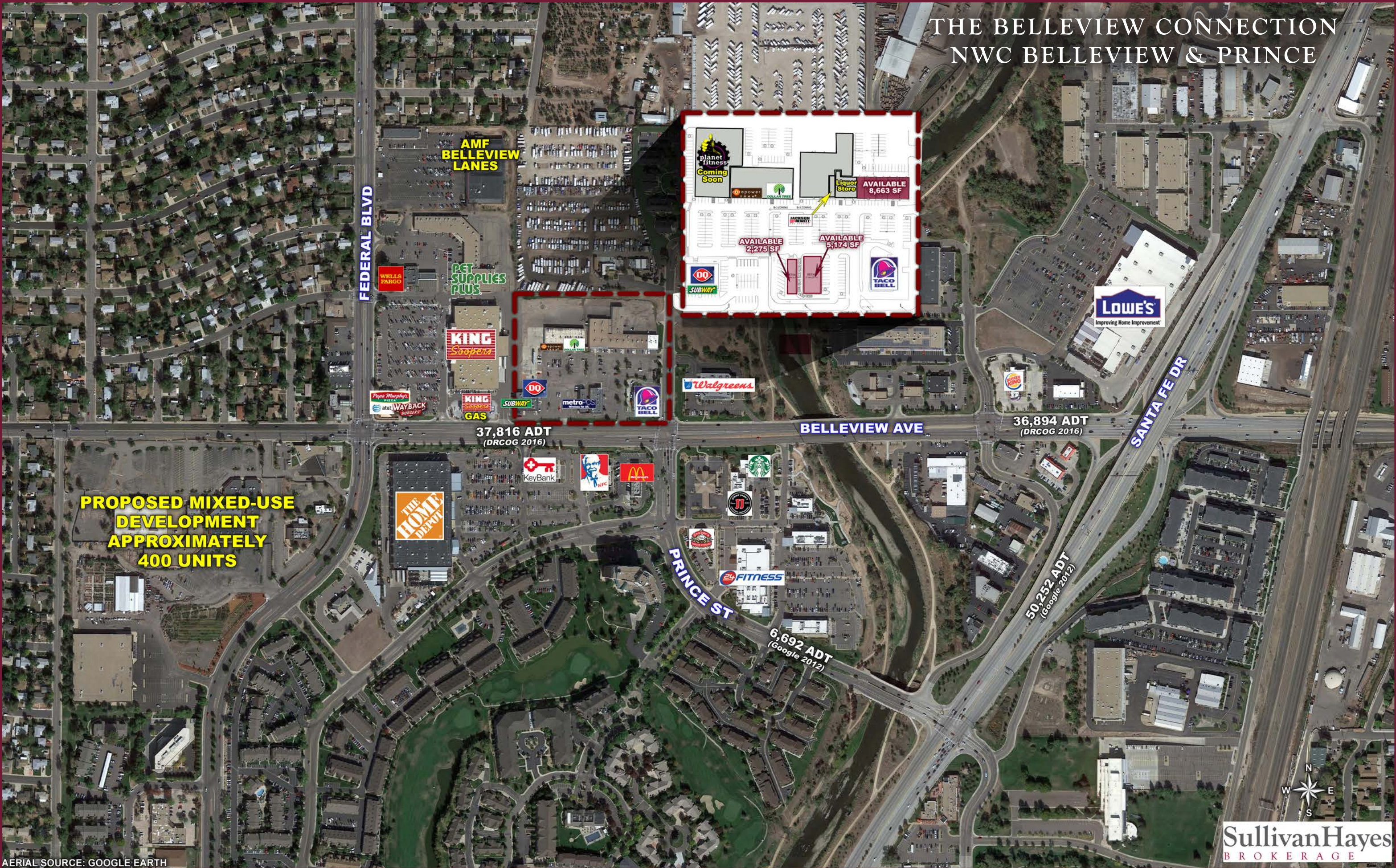
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THE BELLEVUE CONNECTION NWC BELLEVUE & PRINCE



**PROPOSED MIXED-USE
DEVELOPMENT
APPROXIMATELY
400 UNITS**

**AMF
BELLEVUE
LANES**

FEDERAL BLVD

**KING
Soopers**

**37,816 ADT
(DRCOG 2016)**

BELLEVUE AVE

**36,894 ADT
(DRCOG 2016)**

SANTA FE DR

PRINCE ST

**6,692 ADT
(Google 2012)**

**50,252 ADT
(Google 2012)**



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BROKERAGE**