

**RESTAURANT
FOR LEASE
2,858 SF**

**SHOPS AT RIVERBEND
5350 S. SANTA FE DR.
LITTLETON, CO 80120**

AMPLE PARKING - GREAT STREET EXPOSURE - HIGH TRAFFIC COUNTS



1060 BANNOCK ST., SUITE 300
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SHOPS AT RIVERBEND

LOCATED IN THE HEART OF LITTLETON WITH EASY ACCESS FROM SANTA FE DRIVE, WHICH IS ONE OF THE BUSIEST NORTH/SOUTH ROUTES BETWEEN DOWNTOWN DENVER AND LITTLETON (OVER 100,000 VPD!)



TRAFFIC COUNT:

59,722 VPD NORTHBOUND S. SANTA FE. DR.

58,503 VPD SOUTHBOUND S. SANTA FE. DR.

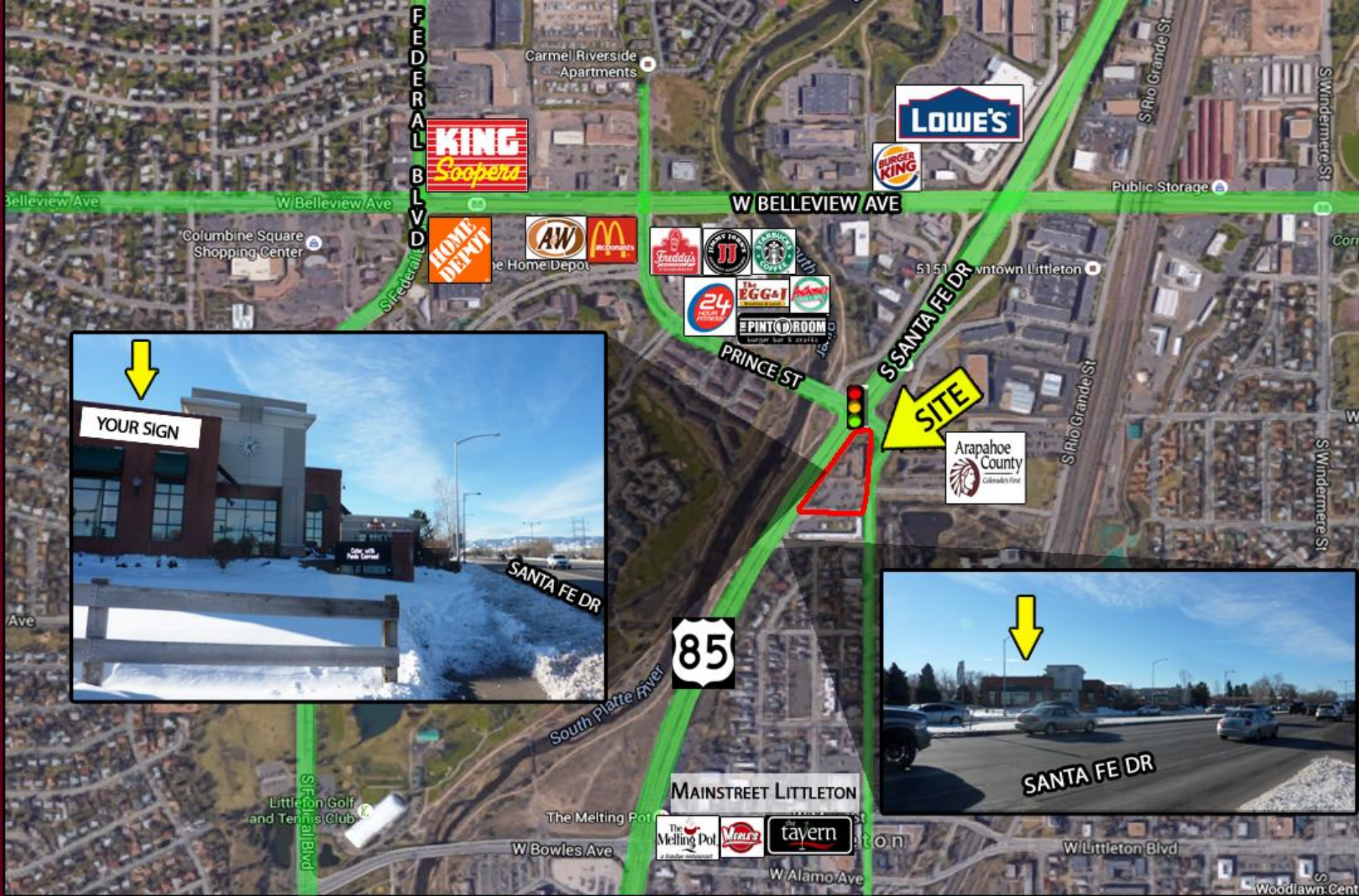
DEMOGRAPHICS:

	1 MILE	3 MILE	5 MILE
2015 AVERAGE HOUSEHOLD INCOME	\$54,804	\$78,118	\$86,876
2015 POPULATION	11,527	95,084	280,292
2015 EMPLOYEE POPULATION	13,382	59,042	139,984

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AXIO COMMERCIAL REAL ESTATE REPRESENTS THAT IT HAS NOT MADE A PHYSICAL INSPECTION OF THE PROPERTY AND HAS NO ACTUAL KNOWLEDGE OF ANY DEFECTS IN THE PROPERTY EXCEPT AS IDENTIFIED IN WRITING TO THE BUYER. THE BUYER HAS BEEN ADVISED BY BROKER TO MAKE AN INVESTIGATION OF THE PROPERTY AT ITS OWN EXPENSE, WHICH INVESTIGATION SHOULD INCLUDE WITHOUT LIMITATION THE AVAILABILITY OF ACCESS, UTILITY SERVICES, ZONING, ENVIRONMENTAL RISKS, SOIL CONDITIONS, STRUCTURAL INTEGRITY AND MECHANICAL SYSTEMS.



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