

NEW/REMODELED INLINE RETAIL SPACE AVAILABLE

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



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AERIAL SOURCE: GOOGLE EARTH

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INFORMATION

- King Soopers shadow-anchored center with Planet Fitness coming in 2019
- Available space ranging from 1,000 SF – 9,000 SF
- Strong existing residential demos with more housing units under construction
- Fantastic visibility and signage on Bellevue, major thoroughfare in submarket (37,000 VPD)
- Existing major retailers at intersection including King Soopers

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 Bellevue 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 Bellevue Ave	50,252 cars/day
On Bellevue Ave west of Santa Fe Dr	36,894 cars/day*

Source: Google Earth 2012; *DRCOG 2016

DEVELOPED BY:



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FEDERAL BLVD

AMF
BELLEVUE
LANES

KING
Scoopers

37,816 ADT
(DRCOG 2016)

planet fitness
Coming Soon

AVAILABLE 1,043 SF

Liquor Store
AVAILABLE 8,663 SF

AVAILABLE At Lease

DO
SUBWAY

TACO BELL

LOWE'S
Improving Home Improvement

36,894 ADT
(DRCOG 2016)

PROPOSED MIXED-USE
DEVELOPMENT
APPROXIMATELY
400 UNITS

THE HOME
DEPOT

KeyBank
KFC
McDonald's

PRINCE ST

6,692 ADT
(Google 2012)

24 FITNESS

50,252 ADT
(Google 2012)

SANTA FE DR



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BROKERAGE