

# Meadows Plaza

7456 South Simms Street, Littleton, Colorado



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## Retail Space Available

<b>AVAILABLE</b>	<b>1,000 sf - 5,025 sf</b>
<b>RATE</b>	<b>\$16.00 - \$23.00 psf</b>
<b>NNN</b>	<b>\$8.50 psf</b>

### Estimated Daily Traffic Count (2014)

On W Ken Caryl at S Simms Street **21,277 VPD**

Area Demographics (2015)	1-Mile	3-Miles	5-Miles
Average Estimated Population	<b>9,462</b>	<b>75,742</b>	<b>133,338</b>
Average HH Income	<b>\$109,384</b>	<b>\$105,047</b>	<b>\$102,096</b>

Demographics Source: Magnify Maps | 2015  
Traffic Source: MPSI Est | 2014



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**Tim Hakes**  
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**Stephanie Kamlet**  
720-880-2924 direct | 303-667-2029 cell  
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Meadows Plaza, located at 7456 S. Simms Street in Littleton, Colorado, is near an easy access to and from the C-470 interchange. With it's ample off-street parking, dense daily traffic counts, newly available spaces of varying sizes at highly competitive rates, this shopping center is ideal for businesses looking for the right opportunity. A ground lease is also available.

### HIGHLIGHTS

- ▶ Close to C-470 with easy access
- ▶ Rare ground lease opportunity is available
- ▶ Mixed space for retail, restaurants & health
- ▶ Established affluent communities in surrounding areas
- ▶ Ample off-street parking
- ▶ High daily traffic count
- ▶ Negotiable options (call for details)



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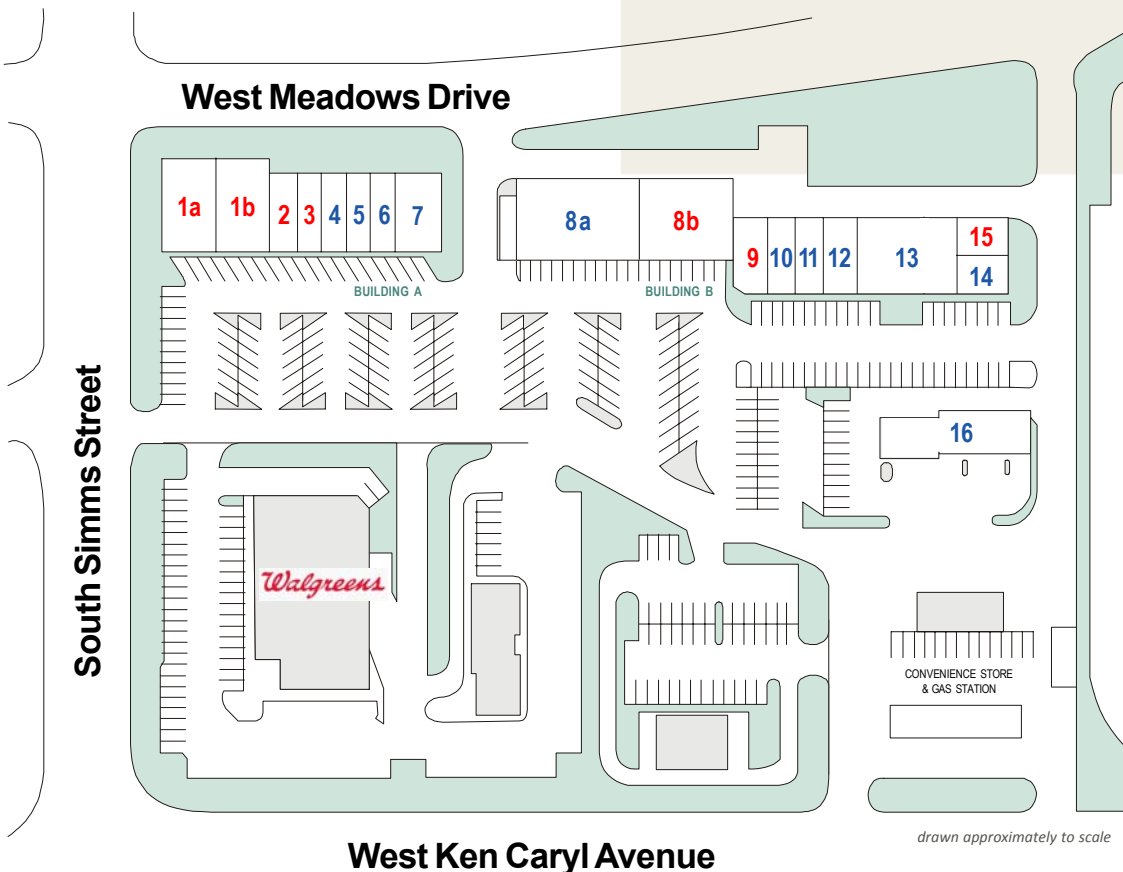
## Retail Space Available

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### SPACE AVAILABILITY

- 1a** Available 3,200 sf
- 1b** Available 3,325 sf
- 2** Available 1,300 sf
- 3** Available 1,300 sf
- 4** Thai Basil
- 5** Great Clips
- 6** Cleaners
- 7** Einstein Bros Bagels
- 8a** Crossfit
- 8b** Available 5,025 sf
- 9** Available 1,347 sf
- 10** Dakota Ridge Chiropractic
- 11** OPI Nails
- 12** Marchello's Salon
- 13** Malloy's
- 14** La La Massage
- 15** Available 1,000 sf
- 16** Turn Too Auto

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