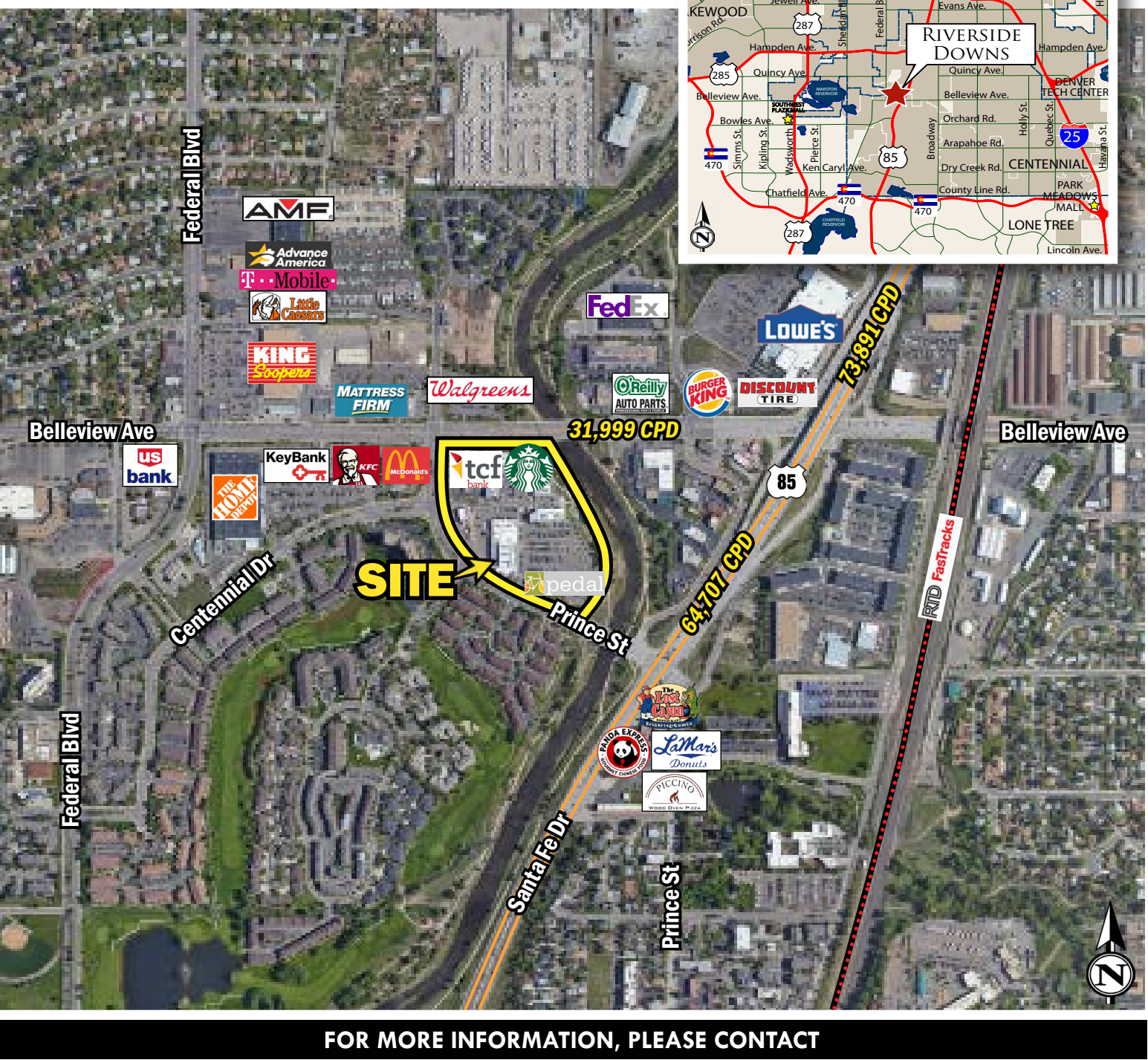


TRADE AREA DEMOGRAPHICS			TRAFFIC COUNTS	
	1 Mile	3 Mile	5 Mile	
Population	11,512	97,739	294,776	On Belleview Ave east of Prince St 31,999 Cars/day
Average HH Income	\$113,888	\$141,519	\$141,519	On Santa Fe Dr north of Belleview Ave 73,891 Cars/day
Businesses	1,030	6,503	17,598	On Santa Fe Dr south of Belleview Ave 64,707 Cars/day
Employees	8,057	54,584	136,606	
Source: Applied Geographic Solutions, 2025 Estimates				



FOR MORE INFORMATION, PLEASE CONTACT



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BROKER DISCLOSURE](#)

RIVERSIDE DOWNS

2600 W. BELLEVIEW AVENUE - LITTLETON, CO



- 1,725 SF retail space available. Fronting Belleview Avenue.
- 2,083 SF Second-generation restaurant space available.
- 2,296 SF retail space available.
- 2,859 SF retail/office end cap space available.
- 7,650 SF retail space available.
- The property features easy access to Santa Fe Dr (Hwy 85), a large parking field, multiple egress/ingress points, and excellent signage.
- Existing retailers in this trade area include Home Depot, King Soopers, Walgreens, and Lowe's Home Improvement.
- Join Kiln Co-working, Toast, Starbucks, and Jimmy John's.

[CLICK HERE](#)
VIRTUAL TOUR

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RIVERSIDE DOWNS

2600 W. BELLEVIEW AVENUE - LITTLETON, COLORADO



The information contained herein was obtained from sources deemed reliable. David, Hicks and Lampert Brokerage, LLC makes no warrant and assume no liabilities whatsoever for the accuracy or use of this data.



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