

TRADE AREA DEMOGRAPHICS				TRAFFIC COUNTS	
	1 Mile	3 Mile	5 Mile	On Wadsworth Blvd at Belleview Ave	50,553 Cars/day
Population	16,947	104,362	249,870	On Belleview Ave west of Wadsworth Blvd	16,985 Cars/day
Average HH Income	\$120,002	\$140,802	\$146,547	On Belleview Ave east of Wadsworth Blvd	11,858 Cars/day
Businesses	850	4,372	11,904	Source: CDOT 2025	
Employees	6,570	29,962	80,205		
Source: Applied Geographic Solutions, 2025 Estimates					



FOR MORE INFORMATION, PLEASE CONTACT



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AVAILABLE FOR LEASE

VILLAGE WEST

NWC OF WADSWORTH BOULEVARD & BELLEVUE AVENUE - LITTLETON, CO



- 100,000 SF shopping center located at one of two primary intersections along the Wadsworth Retail Corridor with over 50,000 cars per day.
- The Wadsworth Retail Corridor is the primary regionally oriented retail node servicing southwest Metro Denver.
- The Village West shopping center is located across the street from a free-standing Whole Foods and the Bellevue Shores power center anchored by Lowe's, American Furniture Warehouse, Sierra Trading Post, Michael's, and Ulta.

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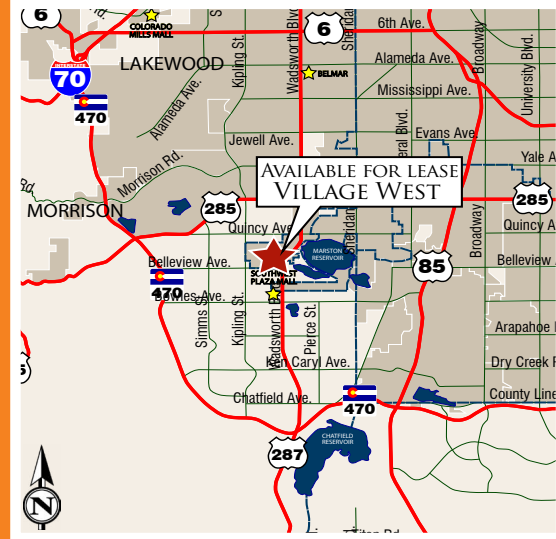
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