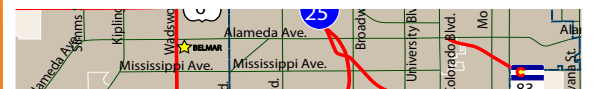
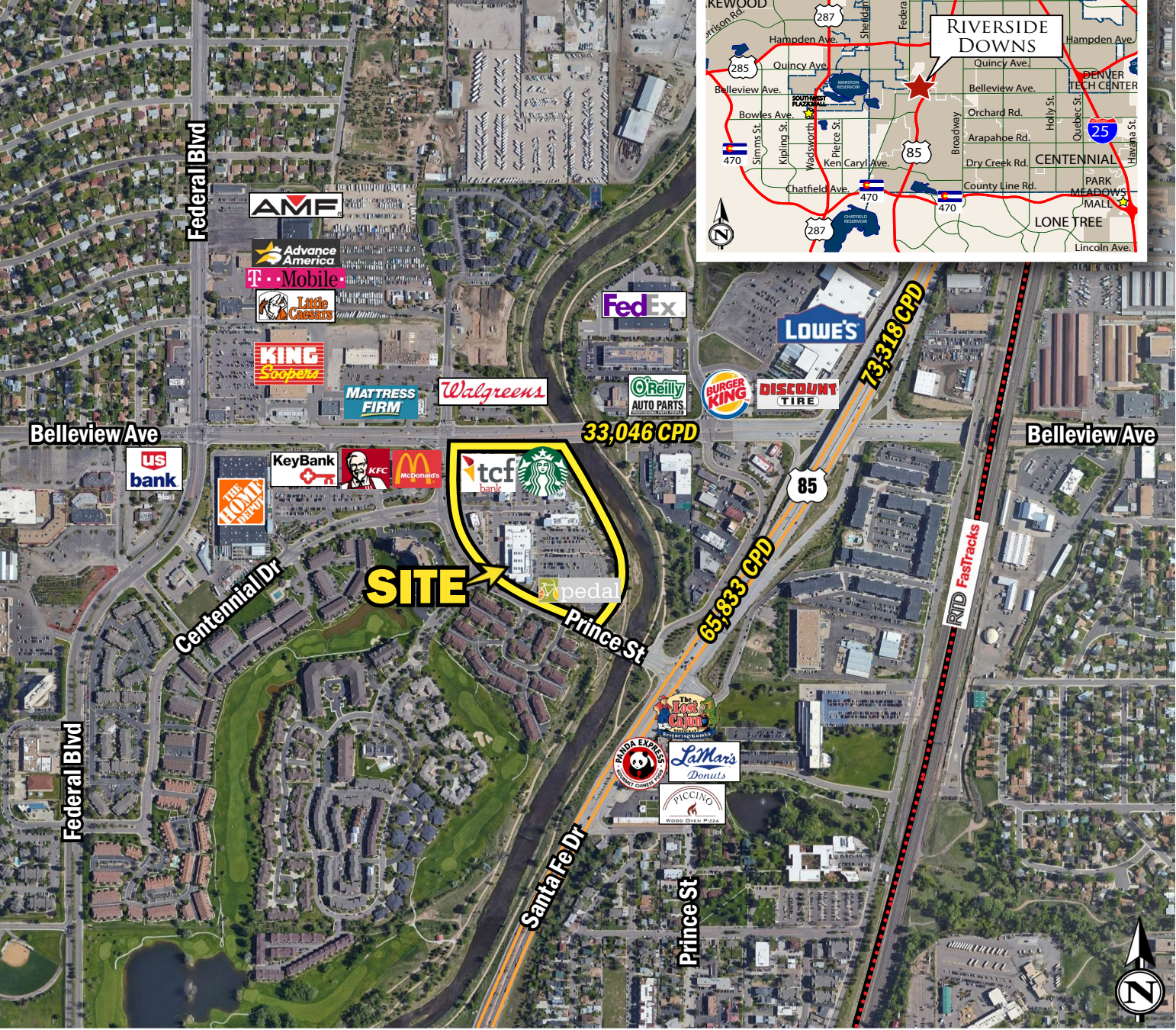


TRADE AREA DEMOGRAPHICS				TRAFFIC COUNTS	
	1 Mile	3 Mile	5 Mile	On Belleview Ave east of Prince St	33,046 Cars/day
Population	11,463	97,545	294,646	On Santa Fe Dr north of Belleview Ave	73,318 Cars/day
Average HH Income	\$114,732	\$142,205	\$149,100	On Santa Fe Dr south of Belleview Ave	65,833 Cars/day
Businesses	1,030	6,503	17,598	Source: CDOT 2026	
Employees	8,057	54,584	136,606		
Source: Applied Geographic Solutions, 2026 Estimates					

A map of the study area in Denver, Colorado. The map shows major roads including Alameda Avenue, Mississippi Avenue, and University Boulevard. A red line indicates the study area, which is bounded by Alameda Avenue to the west, University Boulevard to the east, and Colorado Avenue to the south. A yellow star marks the location of the study area. The map also shows the location of the University of Colorado Denver (CU Denver) and the University of Colorado Health Sciences Center (UCHSC).



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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.
- 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.

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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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