

TRADE AREA DEMOGRAPHICS

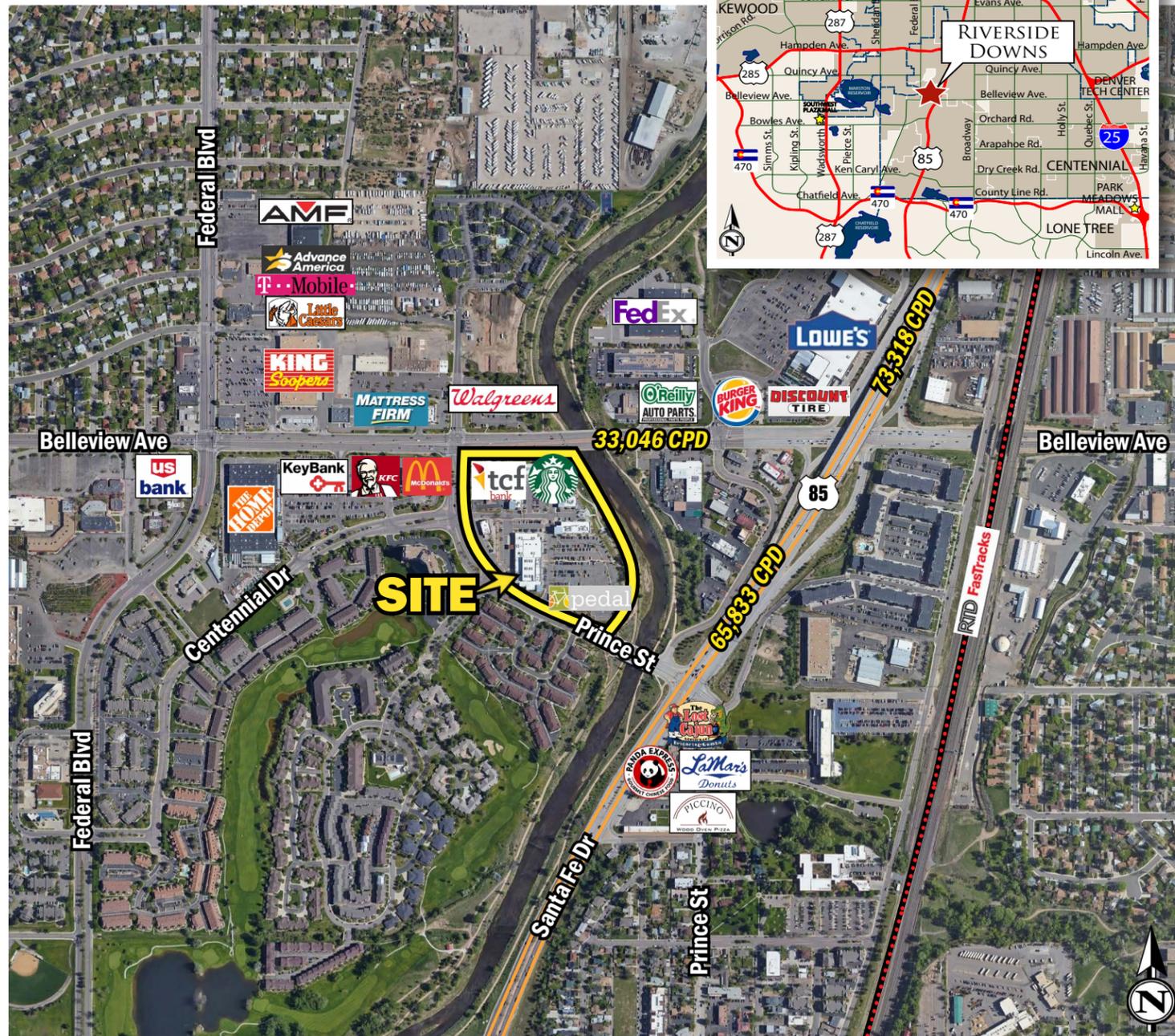
	1 Mile	3 Mile	5 Mile
Population	11,463	97,545	294,646
Average HH Income	\$114,732	\$142,205	\$149,100
Businesses	1,030	6,503	17,598
Employees	8,057	54,584	136,606

Source: Applied Geographic Solutions, 2026 Estimates

TRAFFIC COUNTS

On Belleview Ave east of Prince St	33,046 Cars/day
On Santa Fe Dr north of Belleview Ave	73,318 Cars/day
On Santa Fe Dr south of Belleview Ave	65,833 Cars/day

Source: CDOT 2026



FOR MORE INFORMATION, PLEASE CONTACT



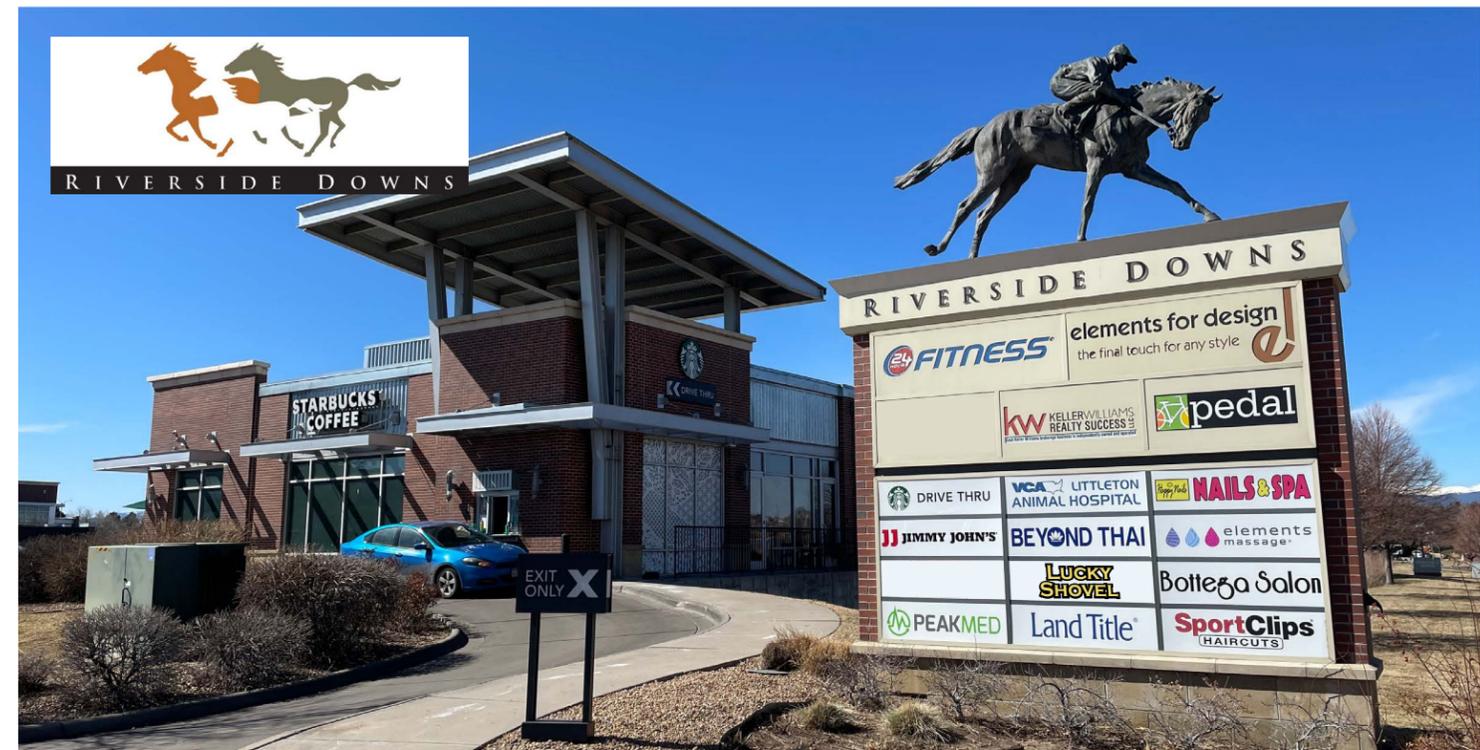
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BROKER DISCLOSURE

RIVERSIDE DOWNS

2600 W. BELLEVIEW AVENUE - LITTLETON, CO



- 1,725 SF retail space available. Fronting Belleview Avenue.
- 2,859 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.

CLICK HERE

VIRTUAL TOUR

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