

Macy's Southwest Plaza

8501 W BOWLES AVE | LITTLETON, CO



FOR LEASE

AVAILABLE

7.81-acre 2-story retail bldg (divisible)

1ST FLOOR - 51,913 SF 2ND FLOOR - 50,840 SF

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PROPERTY HIGHLIGHTS

- Former anchor space with excellent exposure and signage.
- Large format retail box available for lease.
- Potential pad opportunity.

TRAFFIC COUNTS

W Bowles Ave west of S Wadsworth Blvd	27,491 CPD
W Bowles Ave East of S Wadsworth Blvd	27,002 CPD
S Wadsworth Blvd north of W Bowles Ave	42,707 CPD
S Wadsworth Blvd south of W Bowles Ave	40,488 CPD

Source: CDOT 2026

NEARBY RETAILERS



DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
POPULATION	11,706	101,443	213,543
AVERAGE HH INCOME	\$142,335	\$158,243	\$152,317
BUSINESSES	808	4,437	10,406
EMPLOYEES	6,447	28,921	71,180

Source: Applied Geographic Solutions, 2026

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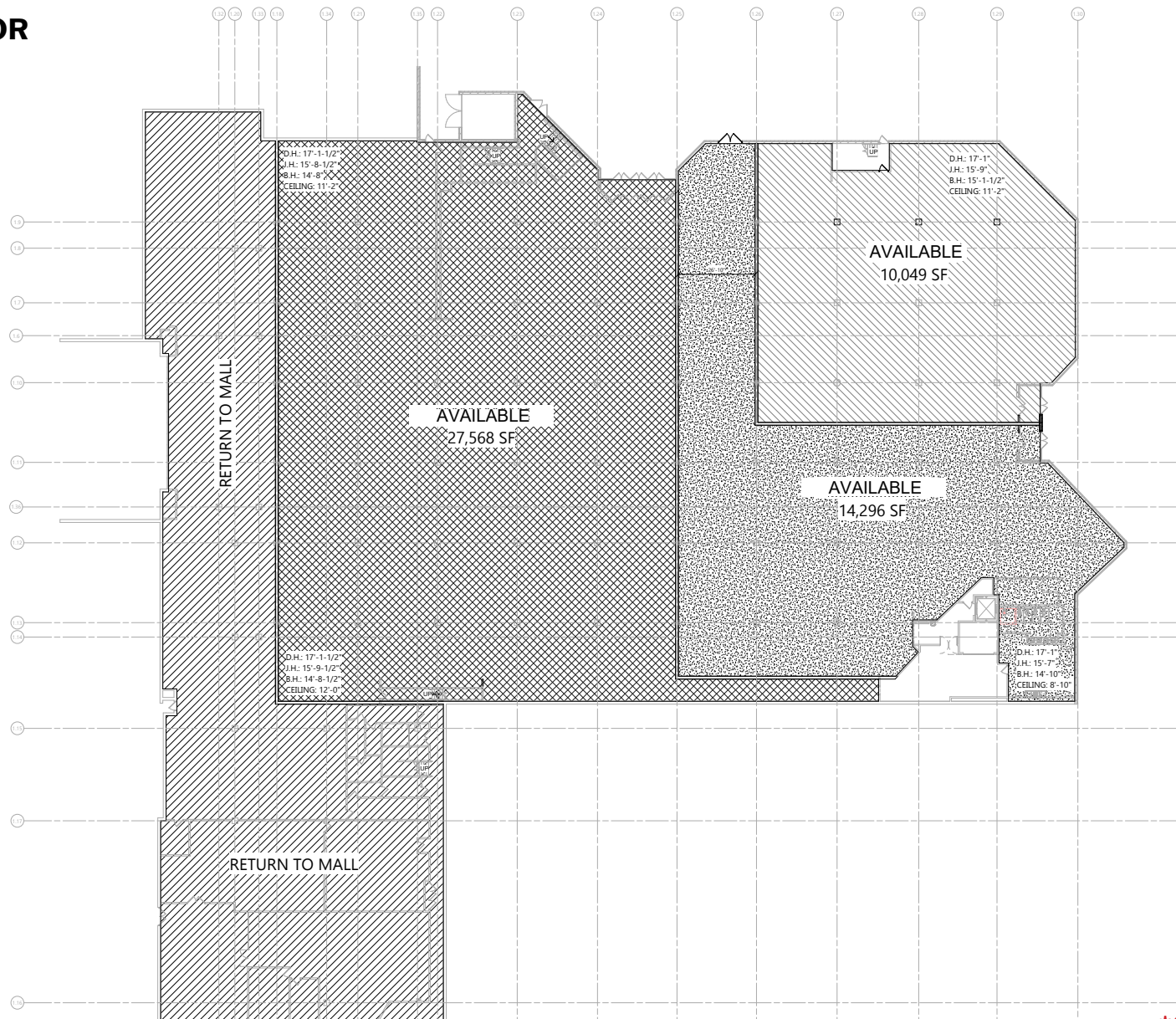


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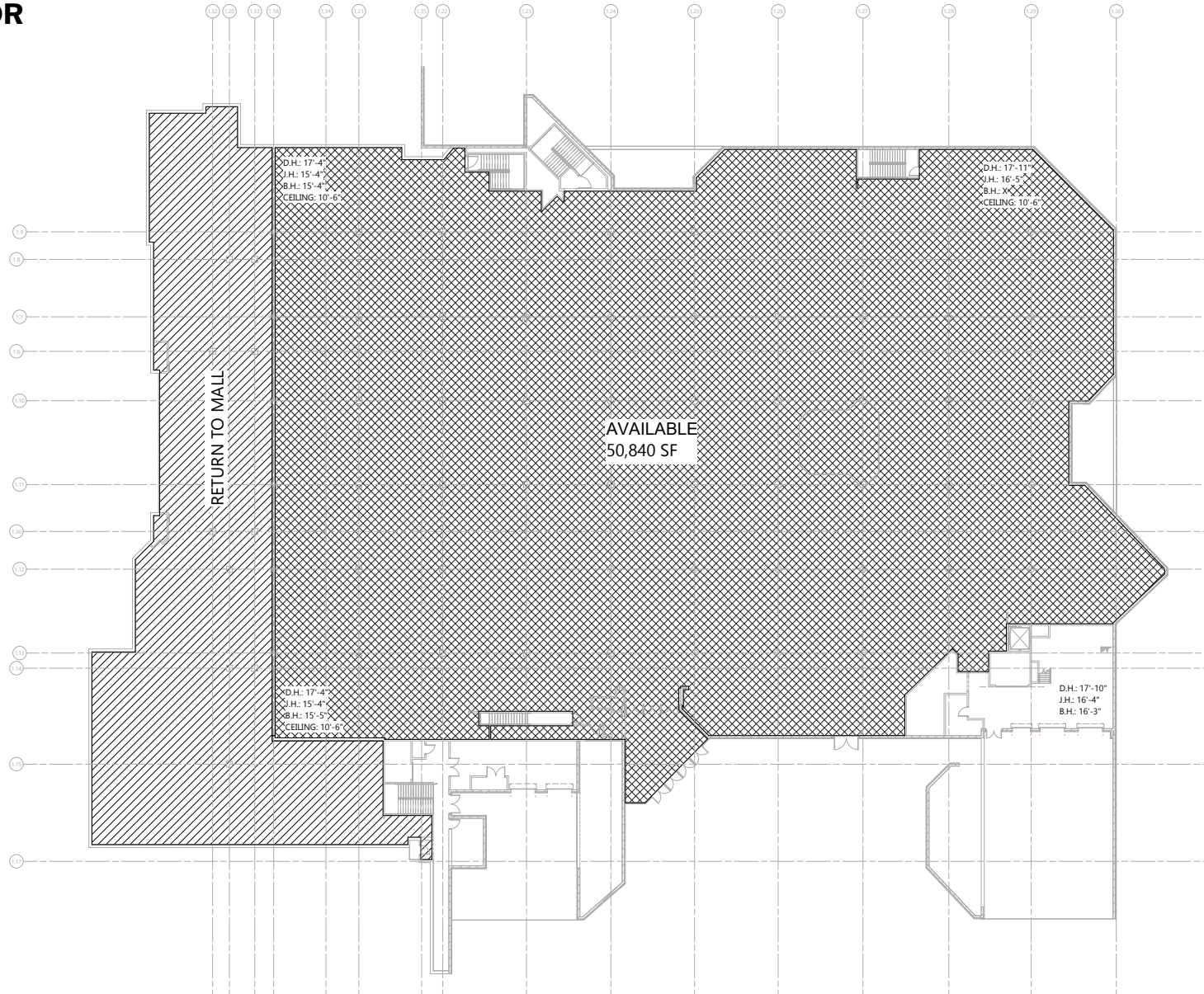
***CONCEPTUAL PLAN**

Macy's Southwest Plaza

8501 W BOWLES AVE | LITTLETON, CO



2ND FLOOR
50,840 SF



The Macy's logo, featuring a red star followed by the word "macy's" in a lowercase, sans-serif font.The dhlb logo, consisting of the lowercase letters "dhlb" in white on an orange square background, with "RETAIL BROKERAGE" in smaller white text below it.

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