

6901 S PIERCE ST

LITTLETON, CO



PROPERTY HIGHLIGHTS

- Completely built out bank facility including safe, teller windows, office space and drive-thru ATM and drive-thru banking with vacuum tubes.
- High visibility street frontage with signage opportunity
- High income trade area in close proximity to King Soopers and other daily needs anchors.
- Gross lease inclusive of utilities, real estate taxes and insurance, call for details.

NEARBY RETAILERS



TRAFFIC COUNTS

On S Pierce St north of W Coal Mine Ave	11,835 CPD
On S Pierce St north of W Coal Mine Ave	11,667 CPD
On W Coal Mine Ave west of S Pierce St	10,782 CPD
On W Coal Mine Ave east of S Pierce St	9,197 CPD

Source: CDOT 2025

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
POPULATION	12,497	86,029	219,013
AVERAGE HH INCOME	\$177,983	\$174,959	\$155,154
BUSINESSES	614	4,287	12,218
EMPLOYEES	3,825	28,037	105,779

Source: Applied Geographic Solutions, 2025 Estimates

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SHAWN PEEL

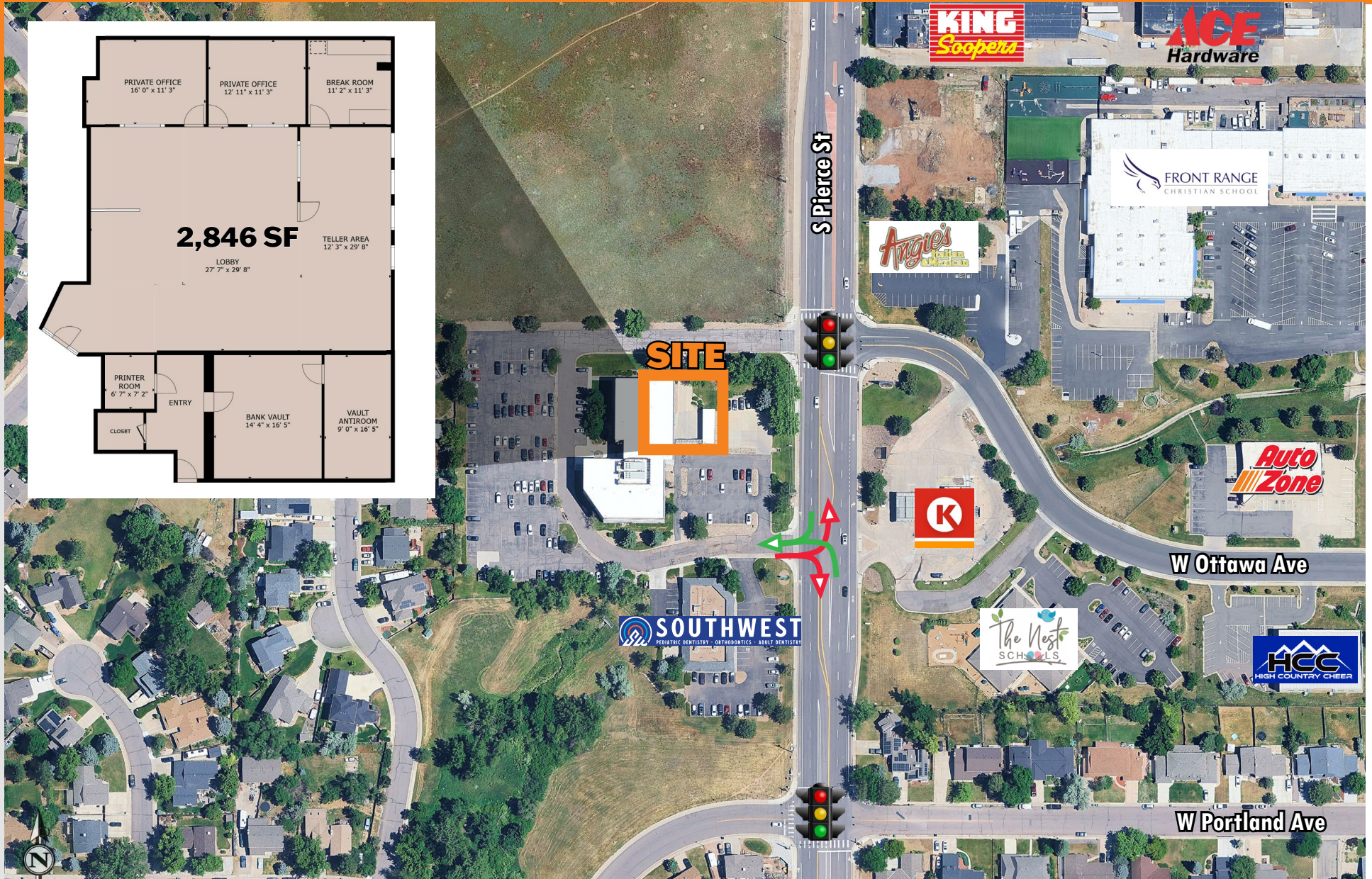
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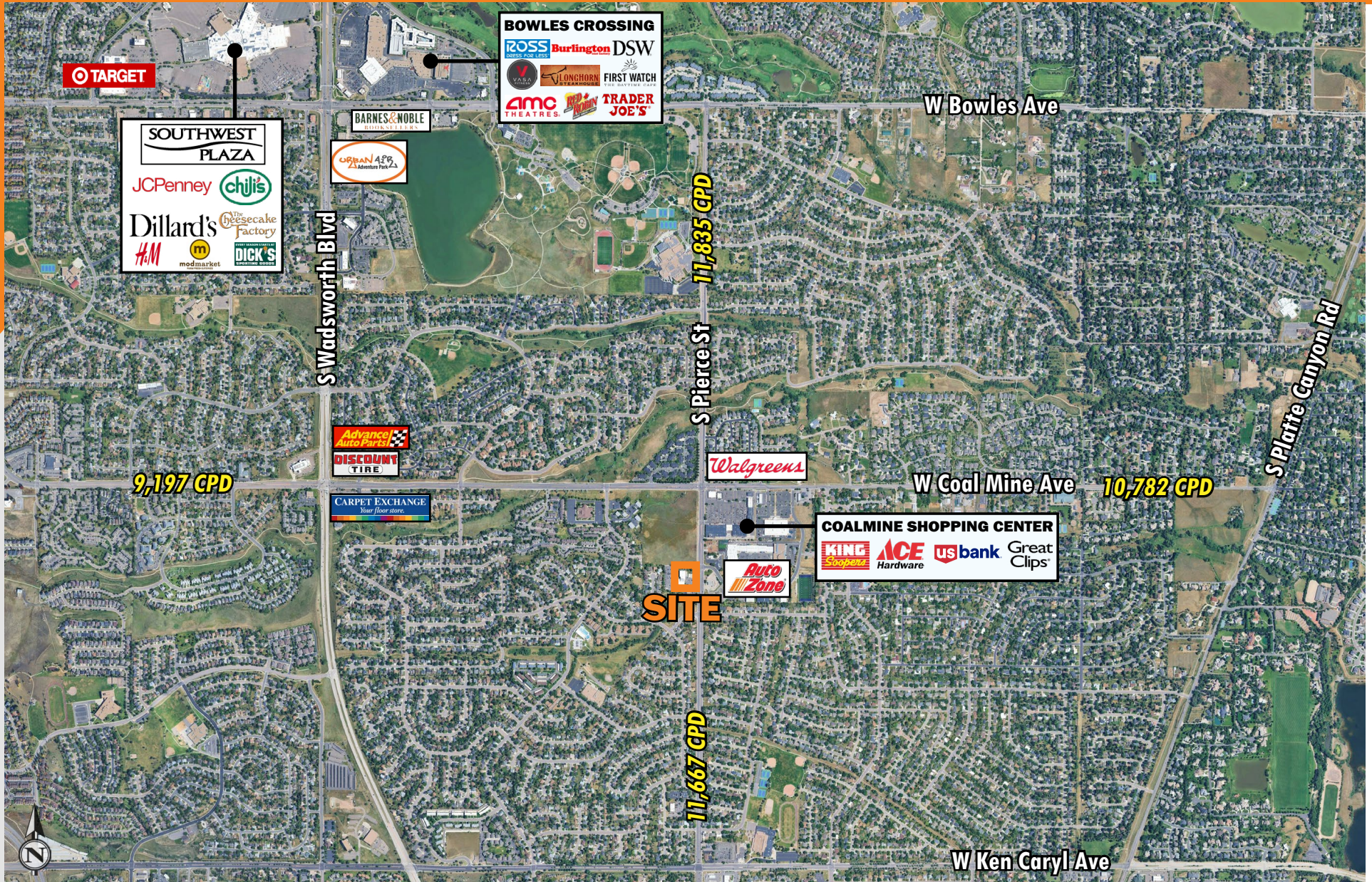
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dhlb
RETAIL BROKERAGE



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