

Macy's Southwest Plaza

8501 W BOWLES AVE | LITTLETON, CO



FOR LEASE

AVAILABLE

7.81-acre 2-story retail bldg (divisible)

1ST FLOOR - 54,513 SF 2ND FLOOR - 54,214 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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RETAIL BROKERAGE

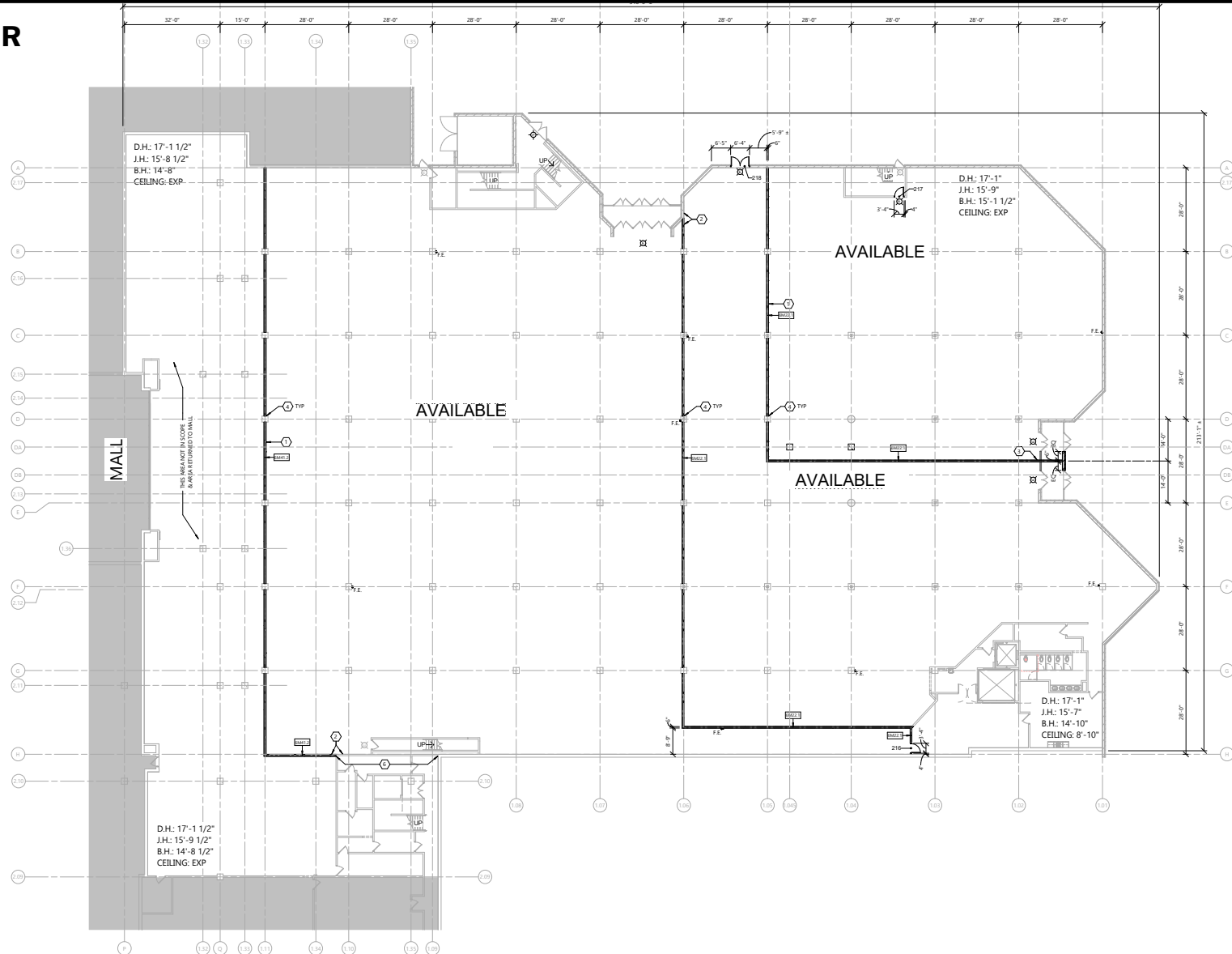


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1ST FLOOR 54,513 SF



FIRST FLOOR PLAN
SCALE: 1/8" = 1'-0"
0' 10' 20'

***CONCEPTUAL PLAN**

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54,214 SF



D.H.: 17'-4"
L.H.: 15'-4"
L.H.: 15'-5"
CEILING: EXP

D.H.: 17'-10"
J.H.: 16'-4"
B.H.: 16'-3"
CEILING: EXP



SCALE: 1/16" = 1'-0"

*CONCEPTUAL PLAN



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