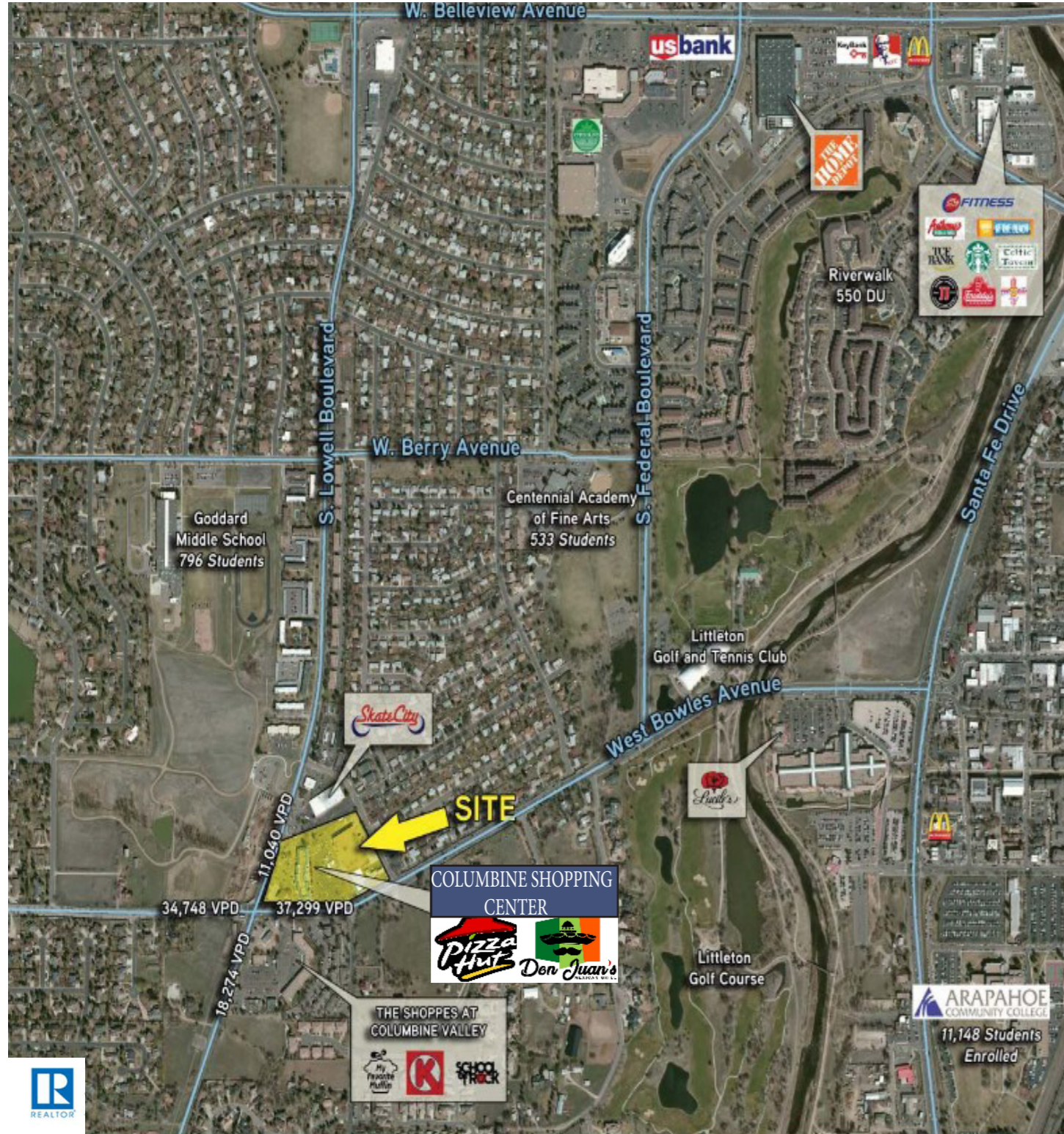




J&B BUILDING COMPANY
 8933 E Union Ave #216, Greenwood Village, CO 80111
 (303) 741-6343
 www.jandbbuilding.com



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COLUMBINE SHOPPING CENTER

3615 & 3625 West Bowles Avenue, Littleton, CO 80123

FOR LEASE: Retail

LEASE RATE \$16.00/ SF NNN

AVAILABLE: 1,500 SF

COLUMBINE SHOPPING CENTER



PROPERTY FEATURES AND CONTACT INFORMATION

- Great Central Location
- Available SF: 1,500 SF
- Max Contiguous: 1,500 SF
- Est. NNN's (2026): \$9.54/SF
- Ample Parking
- Join Pizza Hut, The UPS Store, Enchanted Grounds, and many others at this busy retail center!

Ken Burkhart
 303.741.6343 ext. 109
 Ken@JandBBuilding.com



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FOR MORE INFORMATION
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COLUMBINE SHOPPING CENTER SITE PLAN



PRICING

Unit 13 1,500 SF \$16.00/SF + NNNs \$3,192.50/MO (including NNNs)



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DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
POPULATION	9,515	95,145	287,019
HOUSEHOLDS	4,475	39,993	116,894
INCOME	\$108,408	\$95,964	\$96,200
EMPLOYEES	5,131	38,677	120,071
TRAFFIC COUNT	34,261 VPD W Bowles Ave and S Middlefield Rd		



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- AUTOMOBILE PARTS
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- LAWN & GARDEN EQUIPMENT
- LIMITED SERVICE EATING PLACES
- LEATHER GOODS STORES
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