



For Sale

531 E Phillips Ave
Littleton, CO

Property Specifications

PARCEL SIZE

3.33 AC

ZONING

CM/PL-0

USE

Corridor Mixed/Planned

- Residential
- Commercial Office
- Retail
- Service Uses

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About the Property

- The property offers excellent access to major transportation corridors, including S Broadway, C-470 & Santa Fe Drive
- The property is well suited for a variety of uses, including residential, mixed-use, office & retail
- Close proximity to many auto dealerships located along Broadway

Traffic Counts

S Broadway 39,574 VPD
Year: 2023 | Source: drcog

Demographics

	1 Mile	3 Miles	5 Miles
Population	10,560	107,633	249,075
Daytime Population	16,987	102,864	224,565
Avg. Household Income	\$181,877	\$171,093	\$177,740
Estimated Households	4,283	43,327	97,888

Year: 2025 | Source: esri



SITE
3.33 AC

S BROADWAY

39,574 VPD

E COUNTY LINE RD 18,606 VPD

E PHILLIPS AVE



Collective Barbershop



cvsg vet er hospital





Horseshoe Park

Southbridge Plaza

SAFeway ACE

PET SUPPLIES PLUS JJ

Domino's Pizza WING STOP

Arby's

AMLI Littleton Village
E DRY CREEK RD

Culver's

Sinclair

AGURA

CUBESMART self storage

AdventHealth Littleton

Encompass Health
Rehabilitation Hospital of Littleton

Monte Vista Apartments

21,511 VPD

E MINERAL AVE

John Wesley Powell Middle School

Public Storage

Market at Southpark

KING Soopers HOBBY LOBBY

planet fitness COSMO PROF

arc SHERWIN-WILLIAMS

McDonald's SUBWAY TACO BELL

UPS JET'S PIZZA JOEY MATEO

CHASE

KeyBank

DUTCH BROS

Firestone COMPLETE AUTO CARE

Wendy's

MIDAS

SITE 3.33 AC

Mission Hills Church Littleton

PHILLIPS 66

CIRCLE K

Mercedes-Benz

The Divot

FERGUSON

O'Reilly AUTO PARTS

Allstate

WAFFLE HOUSE

Hertz

South Denver Cardiology Heart Center - Littleton

goodwill

FirstBank

cvsg veter hospital

18,606 VPD W COUNTY LINE RD

470

108,000 VPD

Highlands Ranch Healthcare Plaza

The Bluffs at Highlands Ranch

DAD CLARK DR

Red Robin

CIRCLE K

Residence Inn BY MARRIOTT

MAIN EVENT

OUTBACK STEAKHOUSE

AMC THEATRES

WELLS FARGO

LOST COFFEE

PLAZA DR

Hilton Garden Inn

Northridge Rec Center

Northridge Park

STEM School Highlands Ranch

St Luke's United Methodist Church



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