

INVESTMENT SALE

9106 W. BOWLES AVE

LITTLETON, CO 80123

CBRE



5,500 SF BUILDING ON ±1.37 ACRES

Covered Investment Play with Upside Potential

PROPERTY OVERVIEW

PRIME RETAIL LOCATION

- 5,500 SF on ±1.37 acres
- Built in 1999
- Zoning: Planned Development
- Covered investment play with upside potential
- Ideally situated at a signalized intersection
- Extremely well located with strong visibility along Bowles Avenue and over 29,000 VPD
- Across the street from Target and Southwest Plaza
- High density of residential households with high household income

LEASE TERMS

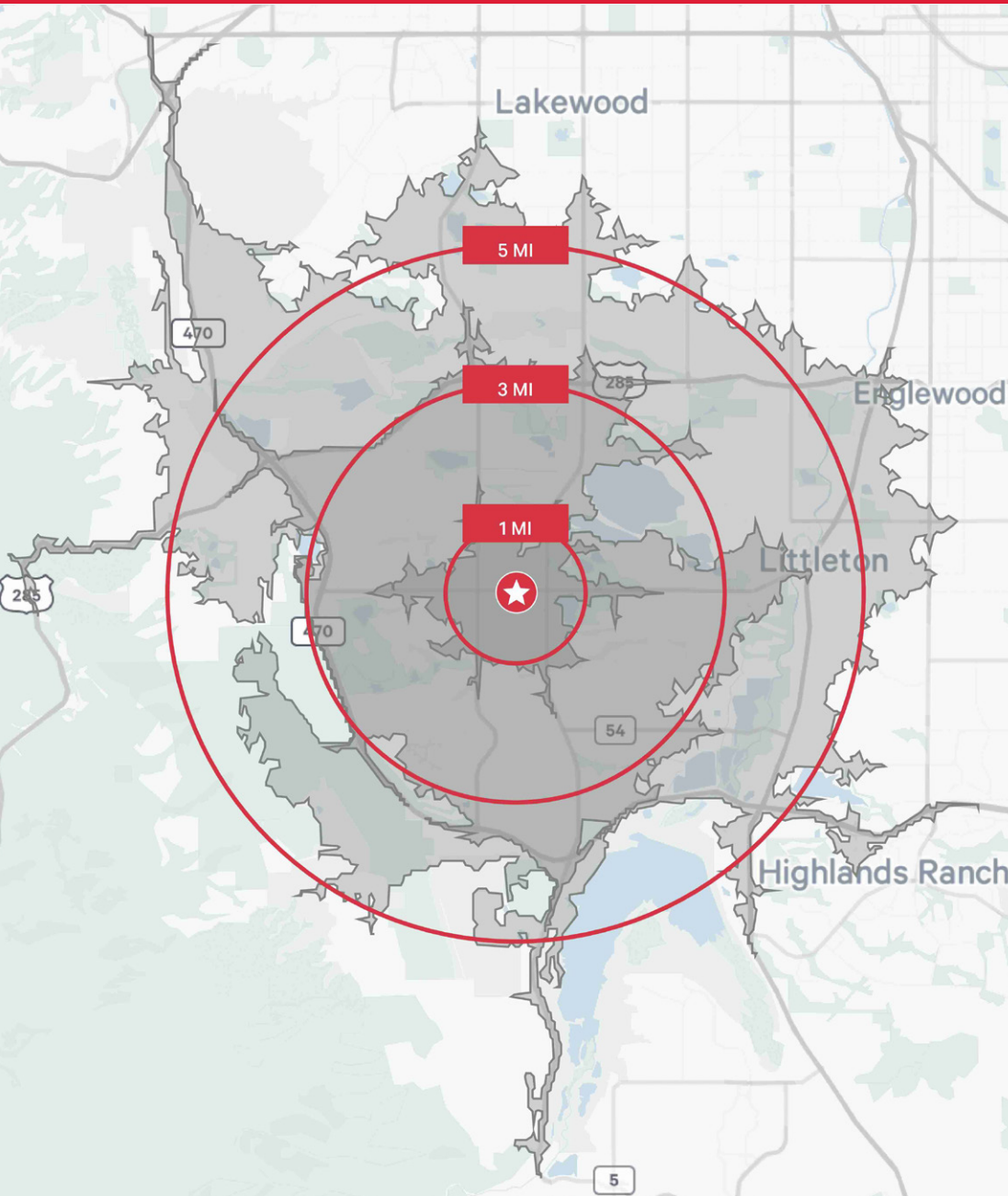
LEASE EXPIRATION	8/31/29			
OPTIONS	2 at 5 years each			
RENT	Term	PSF	Monthly	Annually
	1/1/26 – 8/31/26	\$29.70	\$13,613.50	\$163,362.00
	9/1/26 – 8/31/27	\$30.59	\$14,021.91	\$168,262.92
	9/1/27 – 8/31/28	\$31.51	\$14,442.56	\$173,310.72
	9/1/28 – 8/31/29	\$32.46	\$14,875.84	\$178,510.08
AVG YEARLY INCOME	\$169,500.08			
CAP RATE	6.85 – 7.25			
ASKING PRICE	\$2,475,000			



BUILDING EXTERIOR



DEMOGRAPHICS



BUSINESSES (15 MIN)

- 9,720

EMPLOYEES (15 MIN)

- 104,405

MAJOR EMPLOYERS

- Charles Schwab
- DISH Network
- Lockheed Martin

MAJOR TRAFFIC GENERATORS

- Target
- Southwest Plaza
- Bowles Crossing

	 TOTAL POPULATION	 DAYTIME POPULATION	 AVERAGE HH INCOME	 TOTAL HOUSEHOLDS	 MEDIAN AGE
1 Mile	14,219	15,475	\$151,535	5,597	42.7
3 Miles	106,361	84,205	\$153,249	41,117	42.1
5 Miles	213,635	177,763	\$148,988	86,131	42.0
5 Minutes	31,215	27,257	\$149,006	12,432	42.2
10 Minutes	142,801	111,866	\$146,186	57,164	41.3
15 Minutes	291,443	258,946	\$143,803	118,149	41.5



9106 W. BOWLES AVE

FOR MORE INFORMATION, PLEASE CONTACT:

JON WEISIGER

Senior Vice President

+1 720 528 6375

jon.weisiger@cbre.com

JIM LEE

First Vice President

+1 720 528 6321

jim.lee@cbre.com

MADISON SYVONGSA

Associate

+1 720 528 6332

madison.syvongsa@cbre.com

CBRE

© 2026 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable but has not been verified for accuracy or completeness. CBRE, Inc. makes no guarantee, representation or warranty and accepts no responsibility or liability as to the accuracy, completeness, or reliability of the information contained herein. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE and the CBRE logo are service marks of CBRE, Inc. All other marks displayed on this document are the property of their respective owners, and the use of such marks does not imply any affiliation with or endorsement of CBRE. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited.