



Columbine Shopping Center Inline Retail & Pad Site Available

7580 S. Pierce | Littleton, CO 80128

Unit 9 | Inline Retail | 2,400 SF | \$15.00/SF NNN | NNN=\$8/SF
~~**PAD Site | .59 Acres (28,683 SF) | \$500,000 | \$18/PSF**~~ **SOLD**

Exceptional opportunity to purchase a prime pad site, or lease 2,400 sq ft in the heart of Littleton's thriving retail corridor. This high-visibility corner offers excellent frontage and access along South Pierce Street, positioned within a mature trade area supported by national retailers, grocery anchors, and dense residential communities.



■ Unit 9 --- **SOLD** --- ~~Option to also purchase the adjacent parcel~~

Demographics & Community	1 Mile	3 Miles	5 Miles
2025 Population Projection	14,074	74,557	197,979
Bachelor's Degree or Higher	43%	45%	49%
Median Age	42.2	42.1	40.7
2020 Average Income	\$132,096	\$38,280	\$127,843

- High Income Established Residential Area
- Close access to C-470
- Surrounded by established housing with a clear need for additional retail amenities

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Unit 9

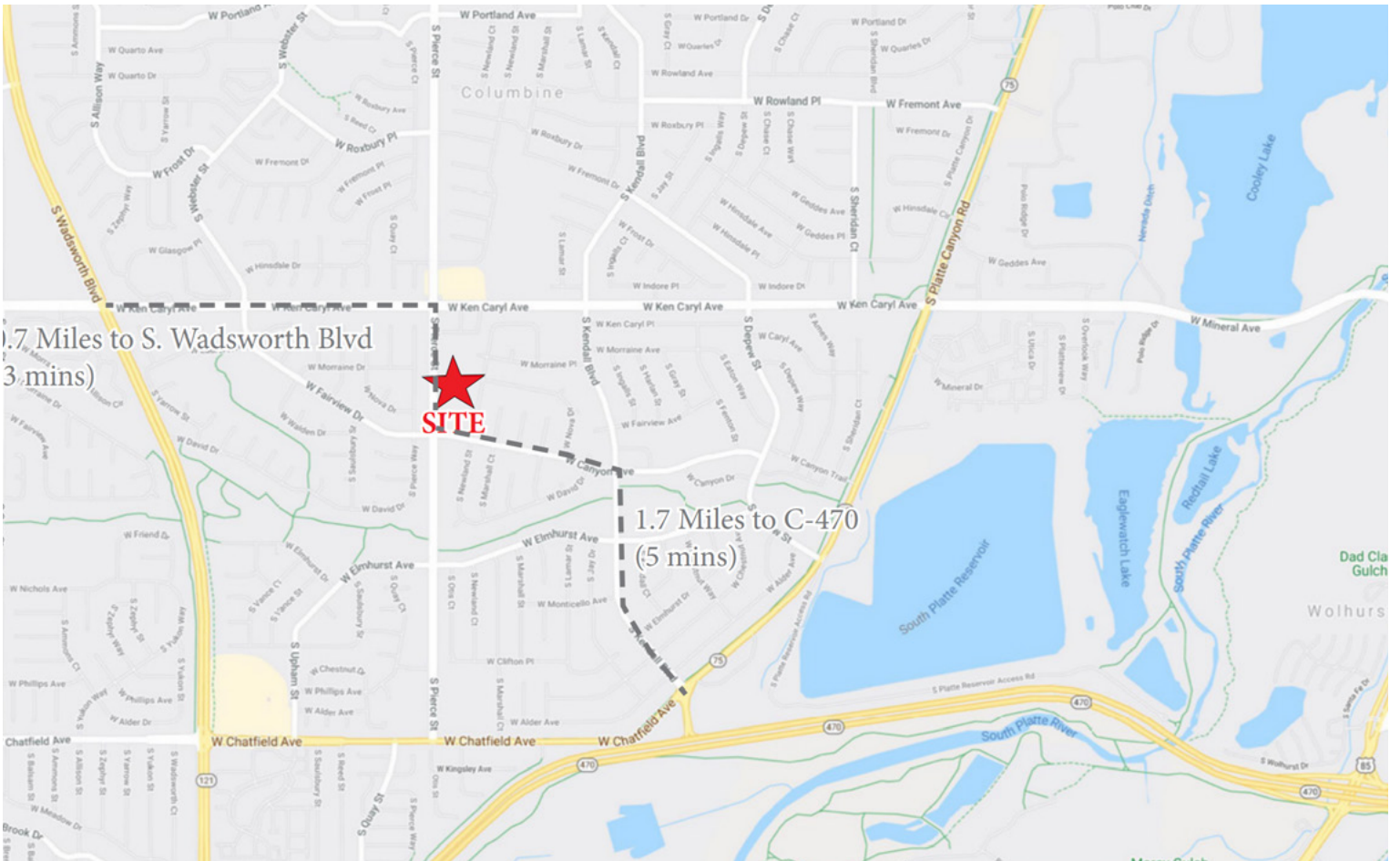


PAD



Columbine Center

Columbine Wines & Liquors	Anytime Fitness
Riley's Natural Pet Supply	Columbine Bar & Restaurant
Perfect Teeth	Affordable Tax & Accounting
Modern Misfit	Espresso Nails & Spa
AVAILABLE	Firestone
Phoenix Massage	The Grooming Gallery Dog Spa & Salon
	Famer's Market Bakery & Eatery



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