

RIVERSIDE DOWNS

2600 W. BELLEVIEW AVENUE - LITTLETON, CO



PROPERTY HIGHLIGHTS

- 1,725 SF retail space available. Fronting Bellevue Ave.
- 2,859 SF retail/office end cap space available.
- The property features easy access to Santa Fe Dr (Hwy 85), a large parking field, multiple egress/ingress points, and excellent signage.
- Existing retailers in this trade area include Home Depot, King Soopers, Walgreens, and Lowe's Home Improvement.
- Join Kiln Co-working, Toast, Starbucks, and Jimmy John's.

TRAFFIC COUNTS

On Bellevue Ave east of Prince St	33,046 CPD
On Santa Fe Dr north of Bellevue Ave	73,318 CPD
On Santa Fe Dr south of Bellevue Ave	65,833 CPD

Source: CDOT 2026

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
POPULATION	11,463	97,545	294,646
AVERAGE HH INCOME	\$114,732	\$142,205	\$149,100
BUSINESSES	1,030	6,503	17,598
EMPLOYEES	8,057	54,584	136,606

Source: Applied Geographic Solutions, 2026 Estimates

FOR LEASE

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VIRTUAL TOUR**

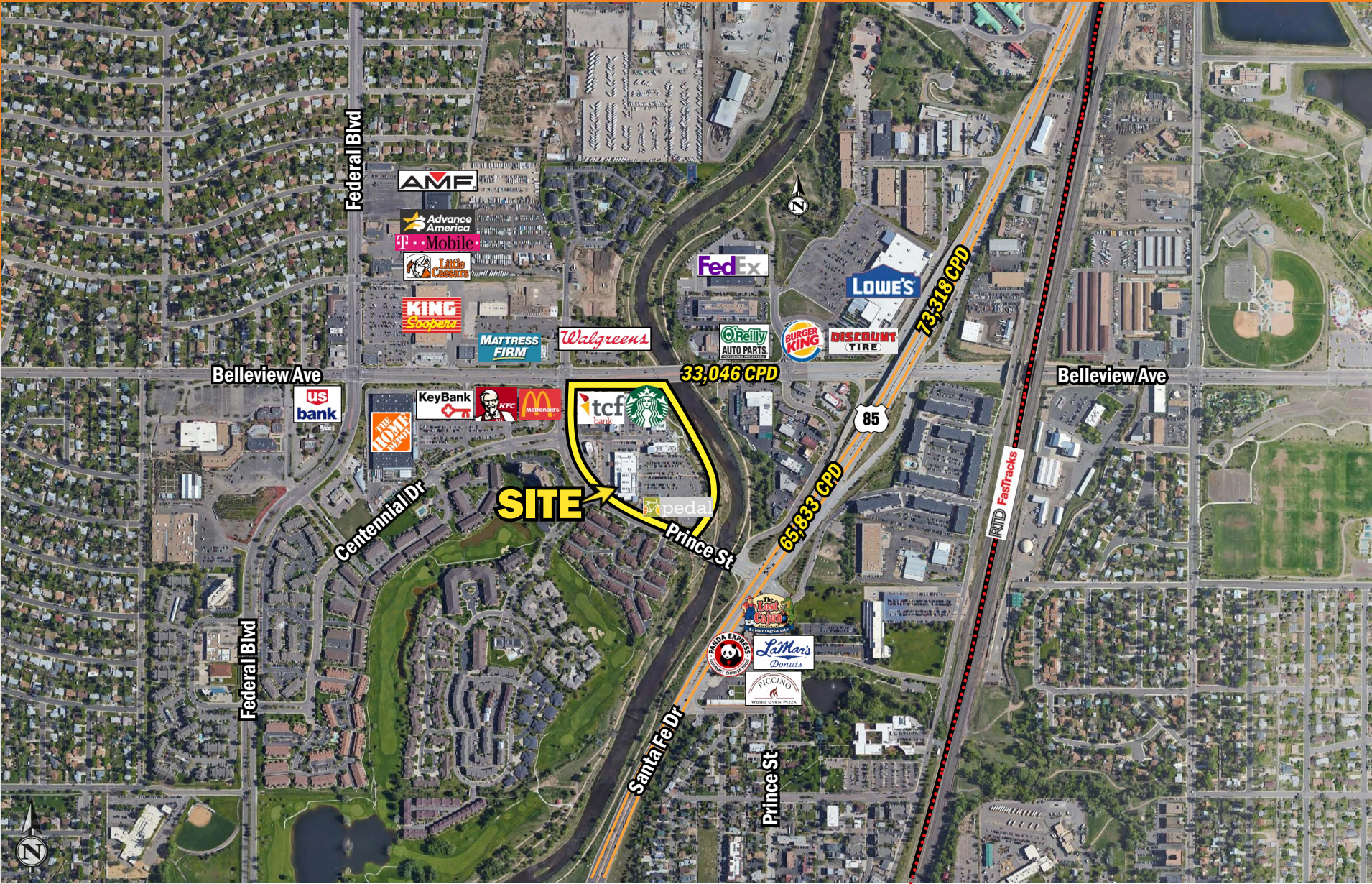
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Breakfast & Lunch

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