



ZALL
COMMERCIAL
REAL ESTATE

WoodLawn Center

1500 W. LITTLETON BLVD. | LITTLETON, CO 80120



For pricing and leasing information, contact

Greg Nevins

gnevins@zallcompany.com
602.320.5509

Zach Albrecht

zalbrecht@zallcompany.com
303.804.5656

This information has been obtained from sources believed reliable. We have not verified it and make no guarantee about it.

ZALL COMPANY

2946 Larimer Street
Denver, CO 80205
zallcompany.com

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Woodlawn Center enjoys a prime location at the heart of a thriving daytime employment hub, directly across from the Arapahoe County Courthouse, Human Services offices, and the Littleton School District headquarters.

Just blocks from the Littleton Light Rail Station and vibrant downtown Littleton, Woodlawn Center offers excellent connectivity and convenience.

The property also benefits from easy access to both Highway 85 and Highway 88 (W. Belleview Avenue), capturing steady traffic from multiple major routes.



+204 SF to ±2,491 SF Available

Retail, office and medical spaces available

Signage Opportunities

Building, monument & pylon signage available

Access to 3 Streets

Access points on W. Littleton Blvd., S. Datura St. and Windermere St.



Join These Tenants:



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1st Floor Availability

140A	Calvary Baptist Church (basement, under suite 110)	±5,638 SF
140B	New Beginnings (basement, under suite 110)	±4,608 SF
100A	Luis' Diner	±1,800 SF
100	Anytime Fitness	±5,091 SF
101	WL Li9uor	±1,440 SF
103	La Guatemalteca	±2,000 SF
104	Gekko Vapes	±2,160 SF
105	Available	±2,150 SF
106	Fresh Market & Community Cafe	±9,100 SF
		±8,500 SF
108A	Nails	±2,049 SF
108B	State Beauty	±2,049 SF
109	A Coin Shop	±1,750 SF
110A	Bang Bang Pho	±2,850 SF
110B	2nd Generation Fitness Space Available	±2,491 SF
110C/D	Sober Underground	±3,680 SF
110E	Boost E-Bikes	±802 SF
110F	Penny-Robin Dancewear	±384 SF
110G	Penny-Robin Dancewear	±868 SF
111	Sherwin Williams	±5,509 SF
111B	Available	±2,276 SF
112	Harley's Hot Dogs	±1,070 SF
113	Available	±1,079 SF
114	Cell Phone Repair	±460 SF
116	Woodlawn Vet	±1,352 SF
118	The Poodle Shop	±1,462 SF
119	Christian Book Store	±1,241 SF
120	Santa Fe Restaurant	±3,609 SF
121	Mtn Man Nut & Fruit	±2,000 SF
123	Dollar Tree	±8,098 SF
126	Wild Pepper Pizza	±2,015 SF
127	Laundromat	±4,093 SF
132	Available	±2,400 SF

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2nd Floor Availability

201	Available	±910 SF
202	Available	±562 SF
203	Available	±1,405 SF
205	Available	±204 SF
206	Rebel Automotive	±208 SF
207	Adventures in Dance	±3,012 SF
209	Available	±1,731 SF



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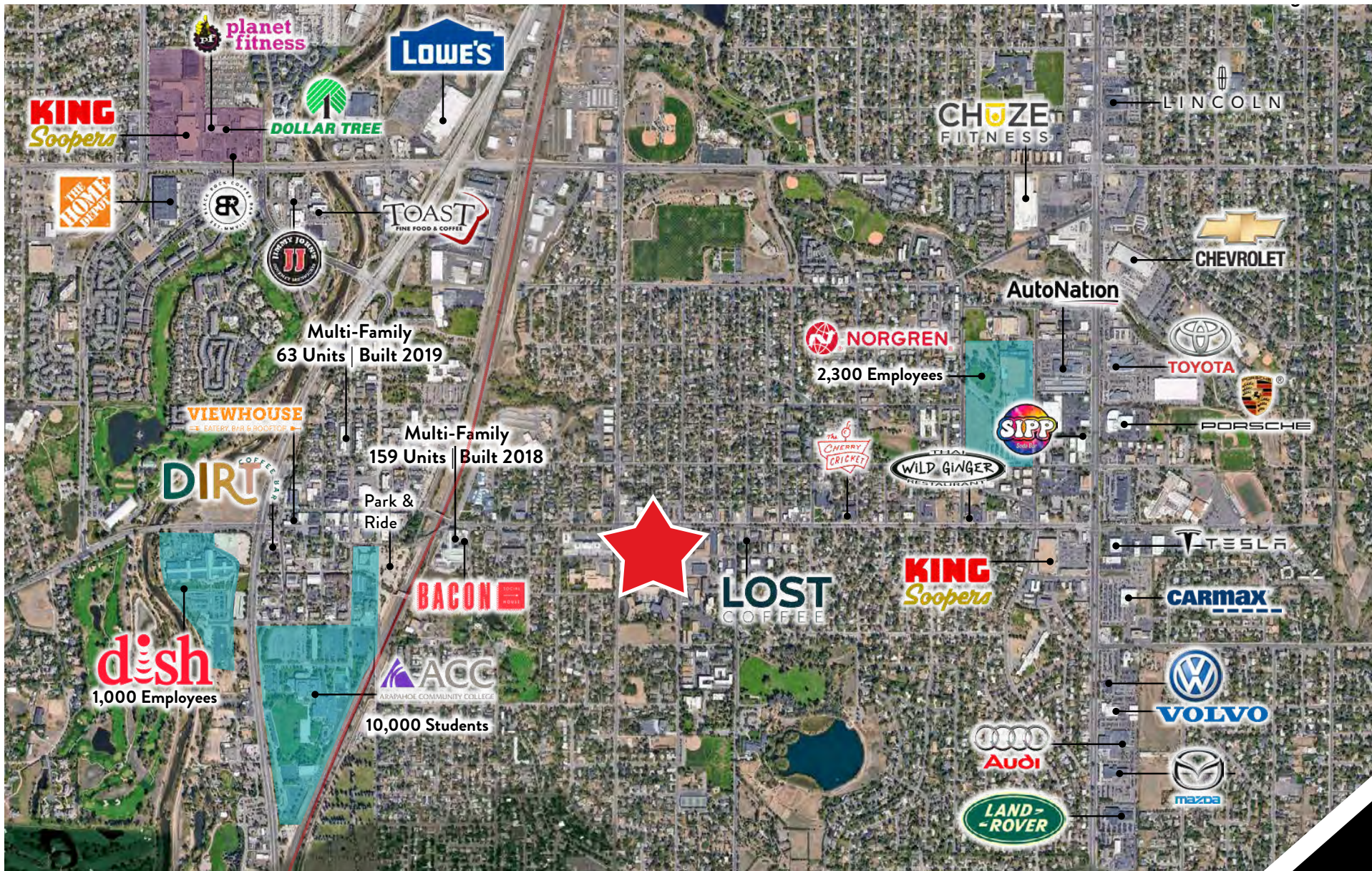
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-  Major Employer
-  Major Retail/Shopping
-  SW Corridor Light Rail



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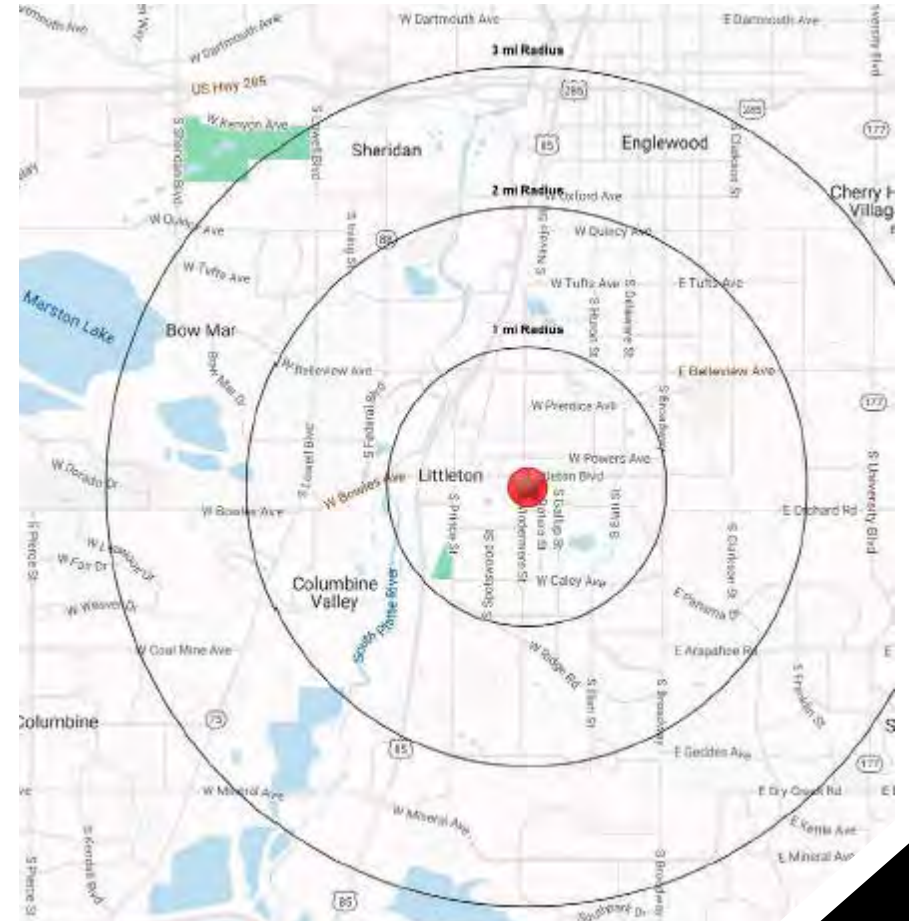
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Demographics

Population	1 Mile	2 Miles	3 Miles
2024 Est. Population	15,386	47,176	92,237
2029 Projected Population	15,474	47,369	92,520
Projected Annual Growth 2024-2029	0.57%	0.41%	0.31%
2024 Est. Median Age	39.40	40.70	41.90
Households/Housing			
2024 Est. Households	7,153	20,462	38,968
2029 Projected Households	7,196	20,561	39,095
Projected Annual Growth 2024-2029	0.60%	0.48%	0.33%
Businesses/Employees			
2024 Est. Avg. HH Income	\$82,609	\$104,403	\$114,519
2024 Total Employees	10,580	25,588	53,069
2024 Est. Total Businesses	1,259	3,155	6,920
Consumer Expenditures			
2024 Est. Total Consumer Spending	\$210,920	\$715,746	\$1,453,050
2024 Est. Apparel	\$10,283	\$33,674	\$67,368
2024 Est. Entertainment & Hobbies	\$32,680	\$110,069	\$223,199
2024 Est. Food & Alcohol	\$59,338	\$190,322	\$378,470
2024 Est. Furnishings, Equipment	\$13,060	\$44,922	\$91,507
2024 Est. Healthcare, Insurance	\$10,536	\$35,053	\$70,865
2024 Est. Household Operations, Shelter	\$10,488	\$37,024	\$76,155

Source: CoStar

Livability.com ranked Littleton #32 in their list of the **Top 100 Best Places to Live in the U.S. in 2022.**



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DIFFERENT BROKERAGE RELATIONSHIPS ARE AVAILABLE WHICH INCLUDE LANDLORD AGENCY, TENANT AGENCY OR TRANSACTION-BROKERAGE.

BROKERAGE DISCLOSURE TO TENANT

DEFINITIONS OF WORKING RELATIONSHIPS

For purposes of this document, landlord includes sublandlord and tenant includes subtenant.

Landlord's Agent: A landlord's agent works solely on behalf of the landlord to promote the interests of the landlord with the utmost good faith, loyalty and fidelity. The agent negotiates on behalf of and acts as an advocate for the landlord. The landlord's agent must disclose to potential tenants all adverse material facts actually known by the landlord's agent about the property. A separate written listing agreement is required which sets forth the duties and obligations of the broker and the landlord.

Tenant's Agent: A tenant's agent works solely on behalf of the tenant to promote the interests of the tenant with the utmost good faith, loyalty and fidelity. The agent negotiates on behalf of and acts as an advocate for the tenant. The tenant's agent must disclose to potential landlords all adverse material facts actually known by the tenant's agent, including the tenant's financial ability to perform the terms of the transaction and, if a residential property, whether the tenant intends to occupy the property. A separate written tenant agency agreement is required which sets forth the duties and obligations of the broker and the tenant.

Transaction-Broker: A transaction-broker assists the tenant or landlord or both throughout a real estate transaction by performing terms of any written or oral agreement, fully informing the parties, presenting all offers and assisting the parties with any contracts, including the closing of the transaction, without being an agent or advocate for any of the parties. A transaction-broker must use reasonable skill and care in the performance of any oral or written agreement, and must make the same disclosures as agents about all adverse material facts actually known by the transaction-broker concerning a property or a tenant's financial ability to perform the terms of a transaction and, if a residential property, whether the tenant intends to occupy the property. No written agreement is required.

Customer: A customer is a party to a real estate transaction with whom the broker has no brokerage relationship because such party has not engaged or employed the broker, either as the party's agent or as the party's transaction-broker.

RELATIONSHIP BETWEEN BROKER AND TENANT

Broker and Tenant referenced below have NOT entered into a tenant agency agreement. The working relationship specified below is for a specific property described as:

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or real estate which substantially meets the following requirements:

Tenant understands that Tenant is not liable for Broker's acts or omissions that have not been approved, directed, or ratified by Tenant.

CHECK ONE BOX ONLY:

Multiple-Person Firm. Broker, referenced below, is designated by Brokerage Firm to serve as Broker. If more than one individual is so designated, then references in this document to Broker shall include all persons so designated, including substitute or additional brokers. The brokerage relationship exists only with Broker and does not extend to the employing broker, Brokerage Firm or to any other brokers employed or engaged by Brokerage Firm who are not so designated.

One-Person Firm. If Broker is a real estate brokerage firm with only one licensed natural person, then any references to Broker or Brokerage Firm mean both the licensed natural person and brokerage firm who shall serve as Broker.

CHECK ONE BOX ONLY:

Customer. Broker is the landlord's agent landlord's transaction-broker and Tenant is a customer. Broker intends to perform the following list of tasks: Show the premises Prepare and Convey written offers, counteroffers and agreements to amend or extend the contract. Broker is not the agent or transaction-broker of Tenant.

Customer for Broker's Listings – Transaction-Brokerage for Other Properties. When Broker is the landlord's agent or landlord's transaction-broker, Tenant is a customer. When Broker is not the landlord's agent or landlord's transaction-broker, Broker is a transaction-broker assisting Tenant in the transaction. Broker is not the agent of Tenant.

Transaction-Brokerage Only. Broker is a transaction-broker assisting the Tenant in the transaction. Broker is not the agent of Tenant.

If Broker is acting as a transaction-broker, Tenant consents to Broker's disclosure of Tenant's confidential information to the supervising broker or designee for the purpose of proper supervision, provided such supervising broker or designee shall not further disclose such information without consent of Tenant, or use such information to the detriment of Tenant.

THIS IS NOT A CONTRACT.

If this is a residential transaction, the following provision applies:

MEGAN'S LAW. If the presence of a registered sex offender is a matter of concern to Tenant, Tenant understands that Tenant must contact local law enforcement officials regarding obtaining such information.

TENANT ACKNOWLEDGMENT:

Tenant acknowledges receipt of this document on _____.

Tenant

Tenant

BROKER ACKNOWLEDGMENT:

On _____, Broker provided _____ (Tenant) with this document via _____ and retained a copy for Broker's records.

Brokerage Firm's Name: _____

/s/ Stuart Zall (original signature on file and available upon request)

Broker