

# DUTCH CREEK SHOPPING CENTER

8250 W Coal Mine Avenue  
Littleton, CO 80123



1,210 - 2,715 SF  
FOR LEASE

**MAJOR RENOVATIONS NOW COMPLETE!**



**KINSEY & COMPANY**  
COMMERCIAL REAL ESTATE

**Jason F. Kinsey**  
Managing Principal  
720-280-5757  
Jason@KinseyCRE.com

**Brady Kinsey**  
Principal  
303-847-1295  
Brady@KinseyCRE.com

# Availability

- Available: For Lease
- SF Available: 1,210 - 2,715 SF
- Pricing: Contact Broker

# Traffic Counts

- S. Wadsworth Blvd.: 32,536 VPD
- W. Coal Mine Ave.: 16,641 VPD

(MPSI 2021 & 2022 Estimates)



**NEW MONUMENT SIGNAGE**

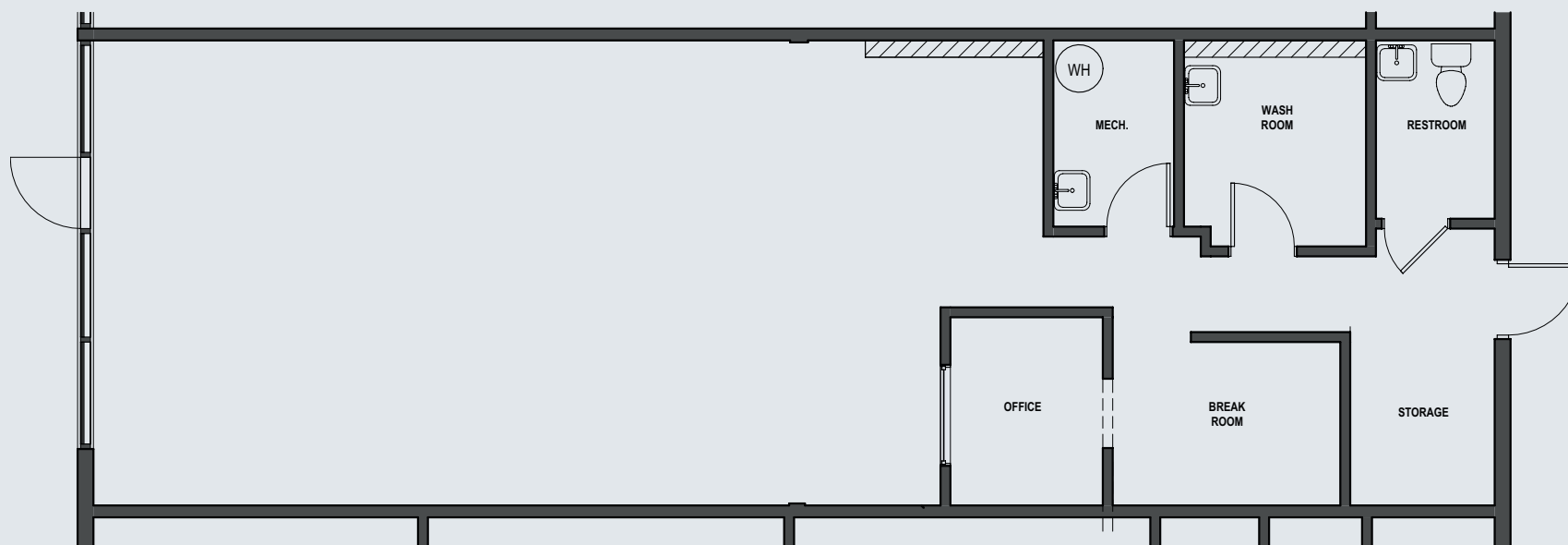
# Highlights

- New exterior paint and new parking lot now complete!
- New monument sign located right along Coal Mine Ave
- New roof installed throughout the center
- Targeting neighborhood uses such as breweries, barbershops, fitness, medical.
- Floor plans for all the available spaces (please request from broker)

No representations or warranties, expressed or implied, are made as to the accuracy of the information contained herein. Prospective tenant must independently verify the information and bears all risk for inaccuracies. Prices, terms, and availability are subject to change and/or withdrawal without notice

# DUTCH CREEK SHOPPING CENTER

## Suite 6 - 1,210 SF

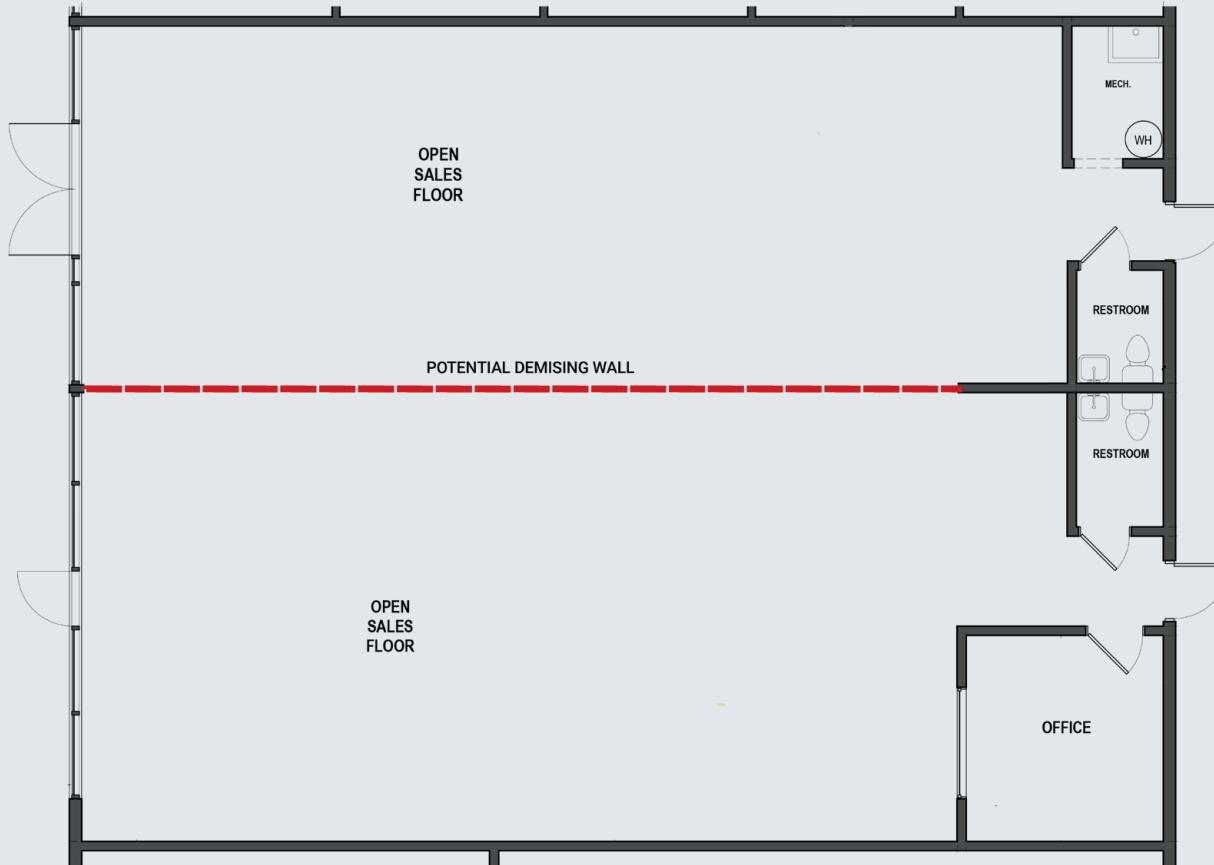


No representations or warranties, expressed or implied, are made as to the accuracy of the information contained herein. Prospective tenant must independently verify the information and bears all risk for inaccuracies. Prices, terms, and availability are subject to change and/or withdrawal without notice.

# DUTCH CREEK SHOPPING CENTER



**Suite 8 - 2,715 Divisible to 1,300 SF**



No representations or warranties, expressed or implied, are made as to the accuracy of the information contained herein. Prospective tenant must independently verify the information and bears all risk for inaccuracies. Prices, terms, and availability are subject to change and/or withdrawal without notice

8250 W Coal Mine Avenue, Littleton, CO 80123

# DUTCH CREEK SHOPPING CENTER

## Site Plan



| SPACE         | TENANT            | SIZE                                |
|---------------|-------------------|-------------------------------------|
| Suite 0       | 7/11              |                                     |
| Suite 1A      | Nail Salon        |                                     |
| Suite 1B & 2  | Denver Guns       |                                     |
| Suite 3 & 4   | Liquor Store      |                                     |
| Suite 5       | Marvel Cleaners   |                                     |
| Suite 6       | VACANT            | 1,210 SF                            |
| Suite 7       | Pipe Shop         |                                     |
| Suite 8       | VACANT            | 2,715 SF<br>(Divisible to 1,300 SF) |
| Suite 10      | Star Elite Soccer |                                     |
| Suite 11      | Tattoo Shop       |                                     |
| Suite 12      | Dog Groomer       |                                     |
| Suite 13      | Dog Groomer       |                                     |
| Suite 14      | Restaurant        |                                     |
| Suite 15 & 16 | Sew Haven         |                                     |



## Demographics

|                           | 1 Mile    | 3 Miles   | 5 Miles   |
|---------------------------|-----------|-----------|-----------|
| <b>Population</b>         | 14,009    | 96,714    | 195,888   |
| <b>Average HH Income</b>  | \$113,958 | \$131,741 | \$122,524 |
| <b>Daytime Population</b> | 2,611     | 28,734    | 67,262    |

Source: CoStar

# DUTCH CREEK SHOPPING CENTER



**KINSEY & COMPANY**  
COMMERCIAL REAL ESTATE

**Jason F. Kinsey**  
Managing Principal  
720-280-5757  
Jason@KinseyCRE.com

**Brady Kinsey**  
Principal  
303-847-1295  
Brady@KinseyCRE.com

Disclaimer: The Interested Party acknowledges that any documents or information ("Materials") received from the Property Owner are provided solely for reference and review. The Property Owner makes no representations, expressed or implied, regarding the accuracy or completeness of these Materials. The Interested Party assumes full responsibility for evaluating all provided documents, which may include maps, schematics, and other property-related data. This includes, but is not limited to: (i) the structural integrity, condition, and features of the Property, including roofing, foundation, utilities, and landscaping; (ii) soil composition, geological factors, and groundwater conditions; (iii) the availability and adequacy of utility services; (iv) zoning, land use regulations, and development feasibility; (v) legal restrictions affecting the Property; (vi) adherence to applicable laws, codes, and regulations; (vii) potential environmental hazards on or near the premises; (viii) the quality of workmanship and materials in any existing structures; and (ix) the status of the Property's title. The Property Owner is not responsible for any conclusions drawn by the Interested Party based on these Materials. It is the sole duty of the Interested Party to conduct independent due diligence before finalizing any transaction. All documents are provided without warranty, and the Interested Party waives any claims against the Listing Agent and Property Owner regarding the accuracy or reliability of the information furnished.