

# SOUTHBRIDGE P·L·A·Z·A

91-191 West Mineral Ave, Littleton, CO 80120





## DEMOGRAPHICS 2025

1, 3, & 5-MILE



	1 Mile Radius	3 Mile Radius	5 Mile Radius
POPULATION	10,525	103,323	253,193
AVG. HH INCOME	\$168,946	\$163,292	\$174,891
HOUSEHOLDS	4,380	42,445	99,839
DAYTIME POPULATION	18,102	101,662	226,784



HIGH DENSITY OF RESIDENTIAL HOUSEHOLDS WITH HIGH HOUSEHOLD INCOME



VACANCIES  
900-5,469 SF



GROCERY-ANCHORED NEIGHBORHOOD SHOPPING CENTER



STRONG VISIBILITY FROM BOTH BROADWAY & MINERAL



½ MILE FROM C-470 ON BROADWAY



CENTRAL RETAIL BETWEEN LITTLETON, HIGHLANDS RANCH AND CENTENNIAL



RATES NEGOTIABLE

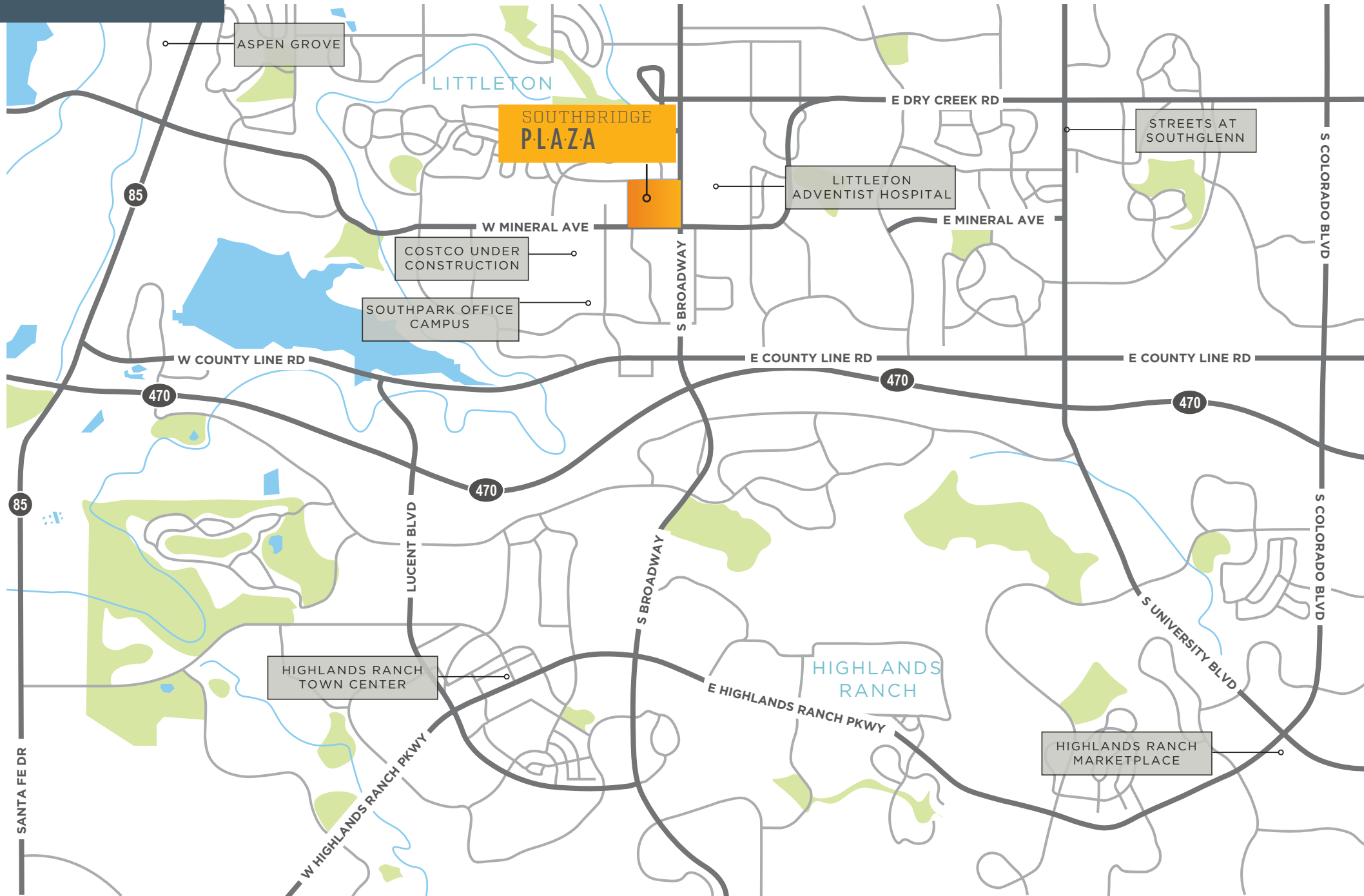


ACROSS THE STREET FROM LITTLETON ADVENTIST HOSPITAL



BACKS TO THE LEE GULCH TRAIL CONNECTING TO THE HIGHLINE CANAL TRAIL WITH CONSISTENT BIKERS, WALKERS AND RUNNERS

# TRADE AREA



ACCESS



LITTLETON

SOUTHGLENN

SOUTHBRIDGE  
P.L.A.Z.A

LITTLETON  
VILLAGE  
RETAIL/RESIDENTIAL

CENTENNIAL

COSTCO UNDER  
CONSTRUCTION

MINERAL AVE

BROADWAY

SOUTHPARK  
OFFICE CAMPUS

COUNTY LINE



HIGHLANDS  
RANCH

# TENANT ROSTER



UNIT	TENANT	SF
181	Safeway	68,280
A100	Reflexology	900
A110	Reflexology	900
A120	Stork-Morley	900
A130	J Luxe Barberhop	900
A140	AVAILABLE	900
A150	AVAILABLE	1,822
171	Safeway Fuel Center	6,419
100-A	Turn Style Consignment	14,391
100-B	ACE Hardware	14,616
B101	AVAILABLE	5,469
B103	Couture Nails Boutique	1,428
B104	AVAILABLE	1,204
B105	AVAILABLE	1,890
B106	AVAILABLE	1,556
B107-B108	Pet Supplies Plus	7,730
B109	Zaika Indian Cuisine	3,028
B110	James Pettet, D.P.M. Podiatrist	1,412
B111	Hype Vapes	1,211
B112	Southbridge Cleaners	1,207
B113	AVAILABLE	1,414
B115	Mobility City	1,942
B116	Select Physical Therapy	4,477

UNIT	TENANT	SF
B118	At the Beach	2,321
B119	Sumits Yoga	3,077
B120	AVAILABLE	3,980
B121	AVAILABLE	1,179
D100	Sunflower Asian Café	2,532
D110	Jimmy John's	1,560
D120	Domino's Pizza	1,200
D130	Great Clips	1,080
D140	Poke Chen	1,170
D150	Comfort Dental	2,196
100	Denver Community Credit Union	3,996
105	After Ours Urgent Care	2,460
110	Mathnasium	1,670
120	WingStop	2,006
Pad 3	Feddy's	3,300
Pad 4	Arby's	3,137



# SOUTHBRIDGE P.L.A.Z.A

## contacts

**Jon Weisiger**  
Senior Vice President  
+1 720 528 6375  
[jon.weisiger@cbre.com](mailto:jon.weisiger@cbre.com)

**Jim Lee**  
First Vice President  
+1 720 528 6321  
[jim.lee@cbre.com](mailto:jim.lee@cbre.com)

**CBRE**