

11614 W BELLEVIEW AVE

LITTLETON, CO 80127

FOR LEASE



UNITS AVAILABLE FOR LEASE
1,286 - 1,570 SF | \$12.00 PSF NNN

PRIME RETAIL SPACE AVAILABLE IN A THRIVING LITTLETON SHOPPING CENTER!

Seize this high-visibility retail opportunity at 11614 W Belleview Ave, Littleton, CO 80127! Strategically positioned at the bustling intersection of Belleview & Simms, this dynamic shopping center offers an ideal location for businesses looking to attract consistent foot traffic and a strong customer base.

- **Available Spaces:** 1,286 - 1,570 SF - Move-in ready, flexible configurations available.

Property & Area Highlights:

- **Premier Retail Location:** Situated in a high-traffic corridor with excellent visibility and easy access for customers
- **Ample Parking for Customers & Employees:** Generous 4.63 spaces per 1,000 SF, with 118 total parking spaces in the center

- **Prominent Building Signage:** Increase brand recognition with available storefront and roadside signage options
- **Versatile Open Layouts:** Easily customizable spaces to accommodate retail, service, or boutique businesses
- **Thriving Business Environment:** Anchored by a diverse mix of successful businesses, creating steady daily foot traffic
- **Affluent Surrounding Community:** Median home sale prices in Littleton approaching \$600K, offering strong local buying power
- **Growing Customer Base:** Situated in a well-established and expanding residential and commercial area

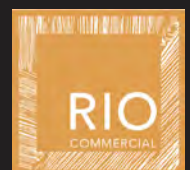
Don't miss this incredible leasing opportunity! Contact us today to schedule a tour and secure your spot in this sought-after retail center!

CONTACT

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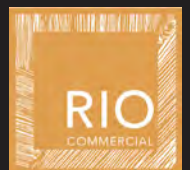


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