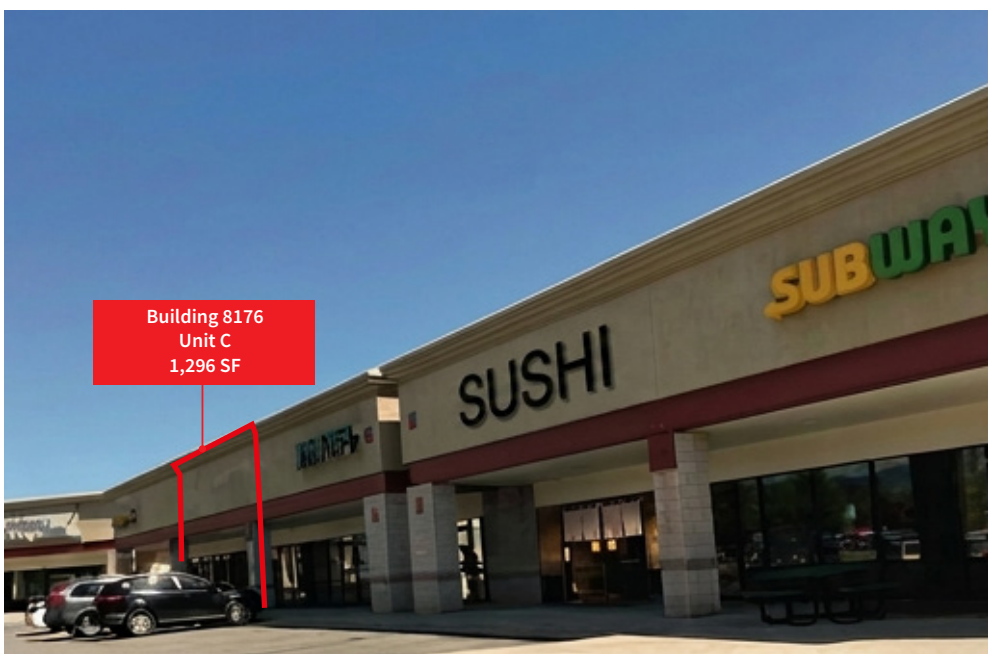




 **JLL** SEE A BRIGHTER WAY

Retail space for lease

Columbine Knolls Village

1,296 & 1,307 SF available

8156-8176 South Wadsworth Blvd, Littleton, CO

Availability

Building 8156 - Unit A-C	Liquor Store
Building 8156 - Unit D	1,307 SF
Building 8156 - Unit E	UPS Store
Building 8156 - Unit F	Great Clips
Building 8156 - Unit G/H	Nail Salon
Building 8176 - Unit A/B	Tamale Kitchen
Building 8176 - Unit C	1,296 SF
Building 8176 - Unit D	Chiropractor
Building 8176 - Unit E	Smoke Shop
Building 8176 - Unit F/G	Sushi
Building 8176 - Unit H	Subway
Building 7403 - Suite A	Starbucks
Building 7403 - Suite B	Southside Pizza
Building 7403 - Suite C	Purre Barre



Property highlights



Prime location in a high-volume retail corridor



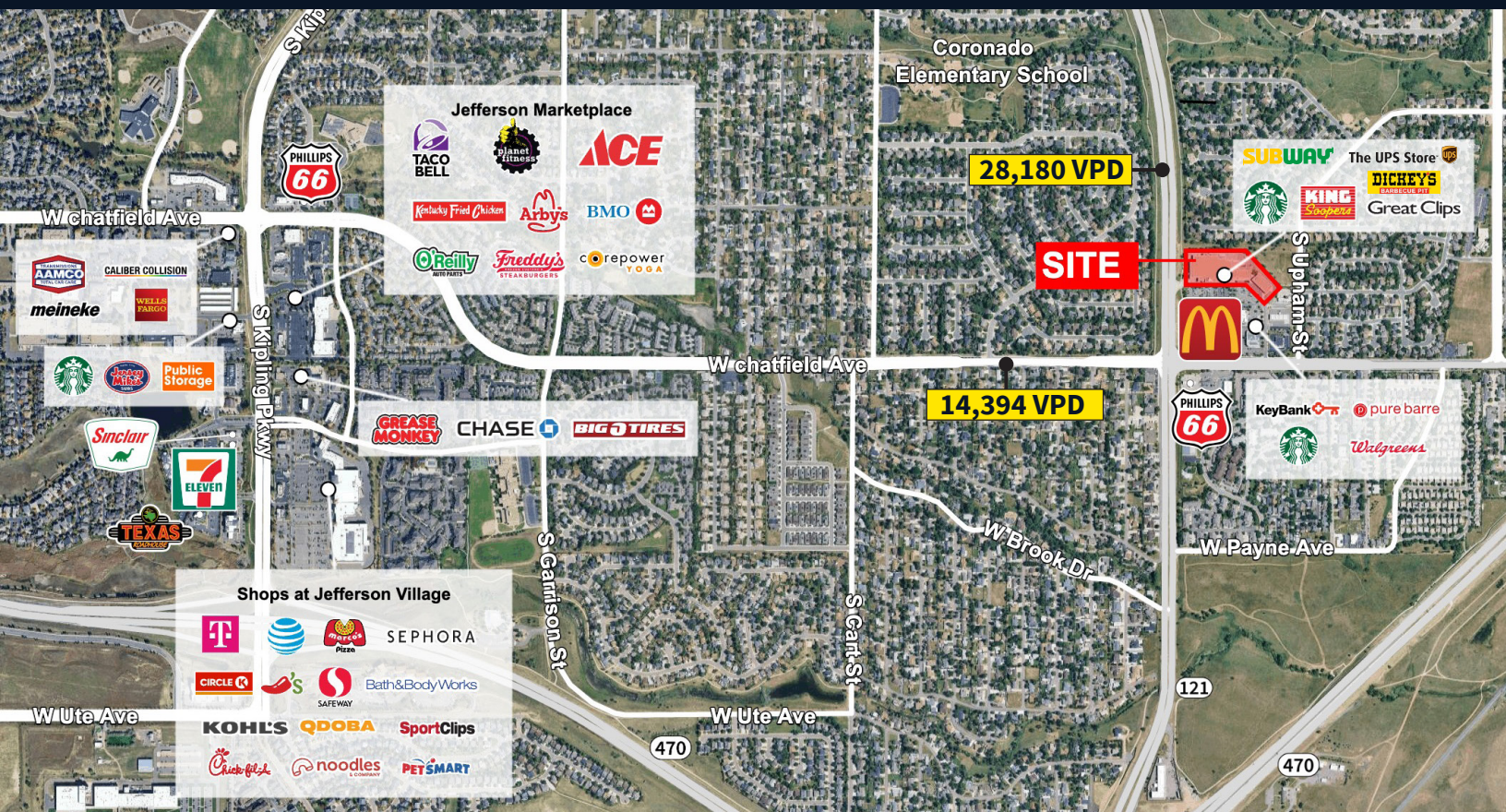
Diverse tenant roster featuring national brands alongside established regional and community retailers



Well-established market area with consistent consumer demographics



Grocery-anchored shopping center featuring King Soopers as the primary anchor tenant



Demographics

	1 mile	2 miles	3 miles
Population	12,332	66,226	177,395
Households	4,672	25,908	71,705
Average household income	160,173	160,808	158,738

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