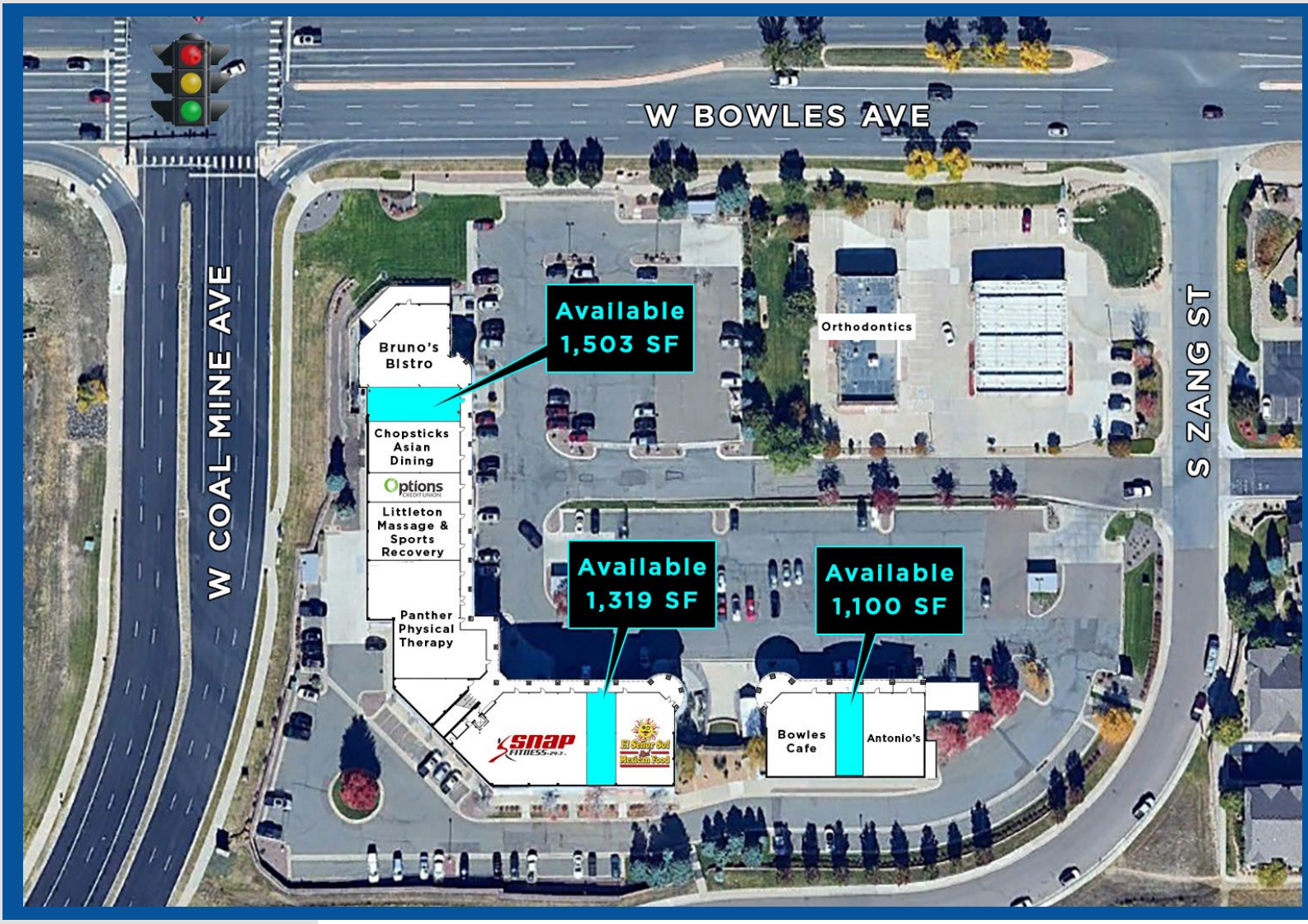
COAL MINE CENTRE

SEC W Bowles Avenue & S Zang Street
5935 S Zang Street, Littleton, CO



PROPERTY OVERVIEW:

- 1,100 SF - 1,503 SF available
- Great Bowles Traffic Exposure!
- Adjacent to Walmart, Tipsy's Liquor, and Dakota Ridge High School, and new Warren Tech South
- Convenient, Highly Visible Location along the Bowles Retail Corridor

DEMOGRAPHICS

POPULATION

1 Mile:	8,020
3 Mile:	64,174
5 Mile:	147,024

EMPLOYEES

1 Mile:	1,459
3 Mile:	15,501
5 Mile:	42,368

AVG. HH INCOME

1 Mile:	$163,859
3 Mile:	$174,373
5 Mile:	$163,996

HOUSEHOLDS

1 Mile:	3,310
3 Mile:	25,253
5 Mile:	60,111

TRAFFIC COUNTS

Bowles e/o Coal Mine:	21,945 vpd
C-470 s/o Bowles:	72,540 vpd

Eli Boymel
720-287-6862
eboymel@creginc.com

Rich Hobbs
720-287-6865
hobbs@creginc.com

CROSBIE REAL ESTATE GROUP

COAL MINE CENTRE

SEC W Bowles Avenue & S Zang Street

5935 S Zang Street, Littleton, CO

SOLTERA
1,086 New Homes

INDIGO @ RED ROCKS
737 DU's

RED ROCKS RANCH
1,350 DU's

MORRISON RD

BEAR CREEK
STATE PARK

MONTANE
52 New
Homes

BELLEVIEW
VILLAGE
93 New Homes

GREEN
GABLES
769 New
Homes

WADSWORTH BLVD

KIPLING
PARK WEST
36 DU's

SIMMS ST

BOWLES AVE

TRADER JOE'S

KIPLING ST

SILVERLEAF
18 DU's

MEADOWBROOK
HEIGHTS
82 New Homes

Dakota Ridge
High School
& Warren Tech
South (now open)
1,900+ Students

SITE
LOCATION

LEGEND

BLUE
NEW DEVELOPMENT /
UNDER CONSTRUCTION
2,082 Total Units

GREEN
PLANNED RESIDENTIAL
2,141 Total Units

TOTAL
4,223 Planned/New Units

N
W
E
S

The information contained in this brochure was compiled from reliable sources, however Crosbie Real Estate Group, LLC does not warrant nor guarantee the accuracy of the representations herein. Crosbie Real Estate Group, LLC and its broker associates, as listed, are representing the Landlord/Seller of this property. Different brokerage relationships exist.

Eli Boymel
720-287-6862
eboymel@creginc.com

Rich Hobbs
720-287-6865
hobbs@creginc.com

CROSBIE REAL ESTATE GROUP

2795 SPEER BLVD #10 | DENVER, CO 80211 | 303.398.2111 | WWW.CREGINC.COM