

SOUTHWEST COMMONS

NWC W Cross Dr & S Wadsworth Blvd, Littleton, CO

PROPERTY OVERVIEW:

- ◊ **Co-Anchor Spaces Available:**
 - Free-standing building: 25,600 SF
 - In-line spaces: 17,528 SF & 25,650 SF
- ◊ 1,040 SF, 1,400 SF, 2,800 SF, 5,120 SF & 7,100 SF Inline retail space available
- ◊ 2,270 SF end cap on W. Cross Dr

FEATURES:

- ◊ Excellent location adjacent to Southwest Plaza Mall
- ◊ Great visibility & high traffic Counts along Wadsworth
- ◊ Strong retail trade area
- ◊ Join PetSmart, Office Depot, Cost Plus World Market, Christy Sports, Dollar Tree & many more



DEMOGRAPHICS

POPULATION

1 Mile:	13,974
3 Mile:	111,490
5 Mile:	233,513

EMPLOYEES

1 Mile:	8,659
3 Mile:	34,225
5 Mile:	89,403

AVG. HH INCOME

1 Mile:	\$89,207
3 Mile:	\$90,407
5 Mile:	\$84,999

HOUSEHOLDS

1 Mile:	6,239
3 Mile:	44,326
5 Mile:	94,386

TRAFFIC COUNTS

On Wadsworth north of Bowles:	47,803 vpd
On Wadsworth south of Belleview:	55,170 vpd

For more information contact:

Rich Otterstetter

303 883 1003

richo@creginc.com

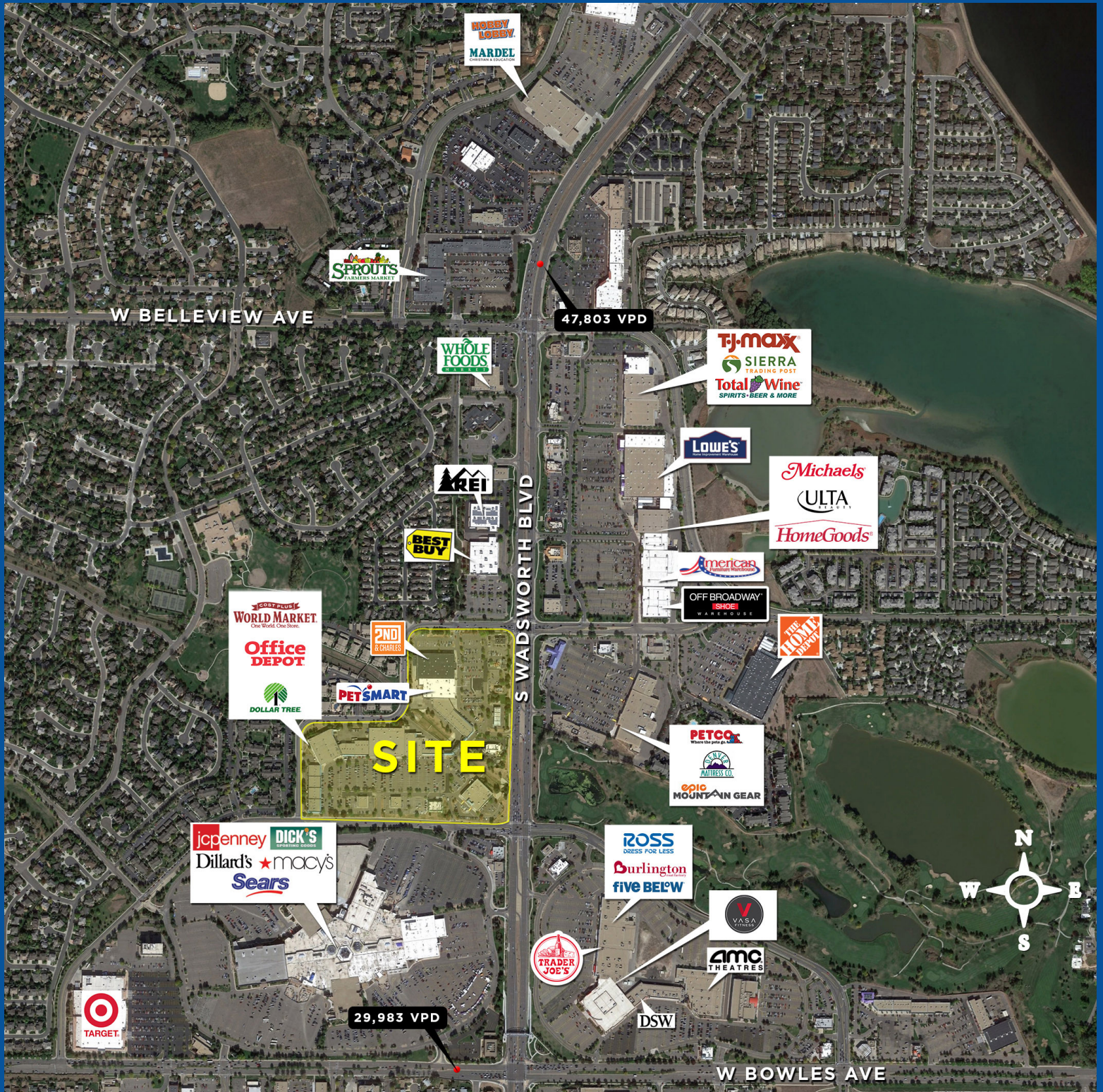
CROSBIE

REAL ESTATE

GROUP

SOUTHWEST COMMONS

NWC W Cross Dr & S Wadsworth Blvd, Littleton, CO



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.

For more information, contact:

Rich Otterstetter

303 883 1003

richo@creginc.com

Disclosure
Agreement

