

RETAIL SPACE FOR LEASE

Safeway Lifestyle Center

at Southbridge Plaza
Littleton, CO



Location:

- Northwest corner of Mineral Avenue and Broadway

Availability:

- 800—5,000 SF
- Restaurant spaces with available patio
- Inline and end cap units

Anchors:

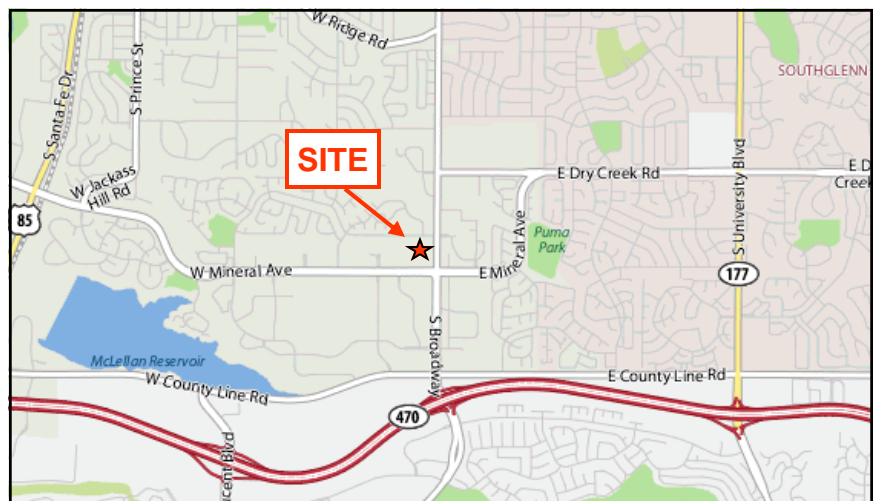
- Safeway Lifestyle Center, Marshall's

Tenant Mix:

- T-Mobile, Baskin Robbins, Great Clips, Henri's Jewelry, Farmer's Insurance, The Shack, Sassy Nails, Fazoli's, Carl's Jr., Colorado Business Bank

Traffic Counts:

- Broadway—northbound: 18,907 vpd
- Broadway—southbound: 19,710 vpd
- Mineral—eastbound: 11,364 vpd
- Mineral—westbound: 10,607 vpd



Demographics

Radius	Est. '12 Pop.	Current Avg. HH Income
1 Mile	11,339	\$96,853
3 Miles	118,640	\$96,311
5 Miles	276,623	\$98,485



Meridian Commercial Real Estate Associates

383 Inverness Pkwy, Ste. 470
Englewood, Colorado 80112

www.meridianre.com

Phone: 720-895-8400
Fax: 720-895-8388

RETAIL SPACE FOR LEASE

• Southbridge Plaza • 91-191 West Mineral Avenue

- 5,159 SF Inline retail (*new*)
- 3,077 SF Inline retail (*existing*)
- 2,318 SF Inline (*existing*)
- 803 SF Inline retail (*existing*)
- 1,890 SF Inline Retail (*existing*)



NEW BUILDING!!! Retail D on Broadway

- 1,200 - 2,196 SF
- Restaurant opportunities with patio

- FUEL
- Carl's Jr.
- FAZOL'S
- 1,051 SF
- Signage on Mineral



NEW BUILDING!!! Retail A on Mineral Avenue

- 900 - 1,822 SF
- Excellent visibility

Bill Hirschfeld
720.895.0306
Bill@MeridianRE.com

Reese Davis
720.895.0308
Lorissa@MeridianRE.com



Meridian Commercial Real Estate Associates

383 Inverness Parkway, Suite 470
Englewood, Colorado 80112

www.meridianre.com

Phone: 720-895-8400
Fax: 720-895-8388