

SOUTHBRIDGE PLAZA - FORMER MARSHALLS

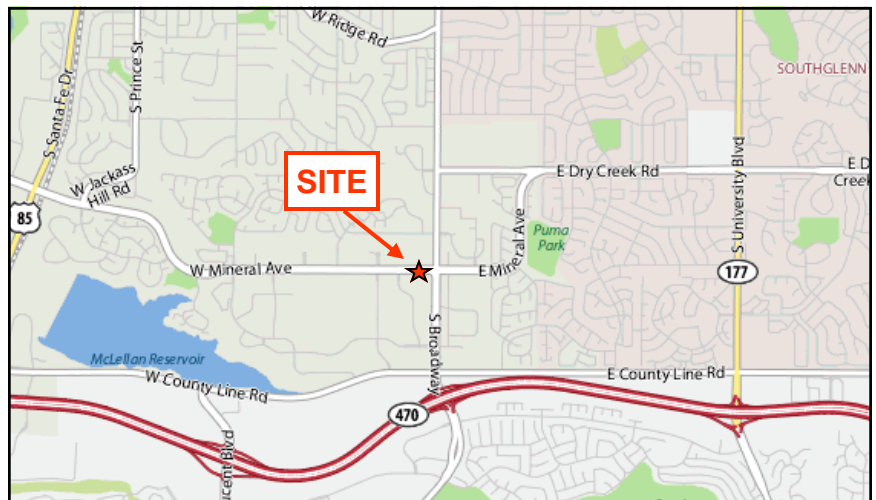
NWC Mineral & Broadway, Littleton, CO

**30,000 SF Co-Anchor Available :: May Be Divided
Safeway Lifestyle Center**



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



Demographics

Radius	Est. '15 Pop.	Current Avg. HH Income
1 Mile	10,322	\$104,148
3 Miles	106,514	\$107,556
5 Miles	262,913	\$112,358

Traffic Counts:

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



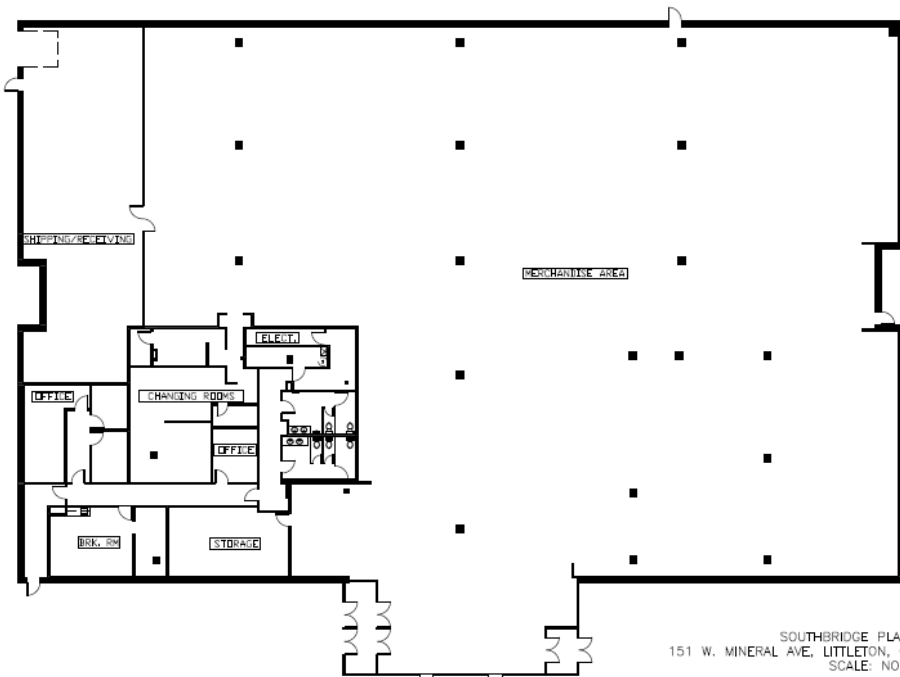
COMMERCIAL REALTY LLC

Helping you make the right strategic moves in commercial real estate.

383 INVERNESS PARKWAY, SUITE 470 · ENGLEWOOD, CO 80112 · OFFICE: (720) 274-9800 · FAX: (720) 274-9801

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SOUTHBRIDGE PLAZA
151 W. MINERAL AVE, LITTLETON, CO
SCALE: NONE



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