

RETAIL AND OFFICE  
SPACE FOR LEASE

# FOOTHILL GREEN SHOPPING CENTER



5500 S. SIMMS STREET  
LITTLETON, CO 80127

## FEATURES

Excellent neighborhood center with strong tenant mix.

Blocks from C-470 and close to major roads and schools.

Busy shopping center with great visibility and ample parking.

On-site fuel/convenience store.

Loyal customer base with strong business ties to the community.

## DEMOGRAPHICS (2022)



### POPULATION

1 MILE:	15,113
3 MILES:	82,110
5 MILES:	188,848



### HOUSEHOLDS

1 MIILE:	5,668
3 MILES:	32,197
5 MILES:	75,127



### HOUSEHOLD INCOME (MEDIAN)

1 MIILE:	\$110,453
3 MILES:	\$103,383
5 MILES:	\$99,788

## LEASING INFORMATION

### ASKING RATES

Call for details.

### 2022 EST. NNN

\$7.30/ sq. ft.

### TERMS

3-5 year leases.

### MAXIMUM CONTIGUOUS

Fully Leased

### MINIMUM SF

Fully Leased

WESTERN CENTERS  
10555 E. DARTMOUTH AVE. SUITE 360  
AURORA, CO 80014



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LEASING@WESTERNCENTERS.COM  
WWW.WESTERNCENTERS.COM



SUITE	TENANT	SQ. FT.	SITE MAP
A	Pump Shop N Save	2,379	
B	Studio Arts	1,389	
C	Iwayama Sushi	1,220	
D-E	Colo Taekwondo Institute	4,110	
F	Thor Strength	2,772	
G-H	Lynn's Tea Shop & Cafe	2,524	
I	Pamper Me Massage	940	
J	Foothills Green Liquor	1,968	
K	Asteria Tattoo & Body Art	1,016	
L	State Farm Insurance	1,296	
M	Salon Sei Bella	1,302	
N	Animal Alliance Dog Grooming	1,368	
O,P	Keepin It Reef	1,738	
Q	Lucky Mutt	4,195	



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