

RETAIL & OFFICE SPACE FOR LEASE



FOOTHILL GREEN

5500 S. Simms Street, Littleton, CO 80127

PROPERTY FEATURES

Excellent neighborhood center with strong tenant mix and loyal customer base.
Just blocks from C-470 and close to major roads and schools.
Great visibility, ample parking, and recent parking lot upgrades.
On-site fuel and convenience store.

LEASING INFORMATION

Asking Rates: Call for details.
Est. NNN (2024): \$8.00
Lease Terms: 3-5 year leases.
Max. Contiguous: *Fully Leased!*
Minimum Sq. Ft.: *Fully Leased!*

DEMOGRAPHICS (2024)



1 MILE:	15,054
3 MILES:	79,229,1
5 MILES:	82,086



1 MILE:	5,785
3 MILES:	30,982
5 MILES:	72,375



1 MILE:	\$111,891
3 MILES:	\$107,685
5 MILES:	\$104,993



Explore More Western Centers
Leasing Opportunities!

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SUITE	TENANT	SQ. FT.
A	Pump Shop N Save	2,379
B	Antique Attic	1,389
C	Iwayama Sushi	1,220
D-E	Colorado Taekwondo Institute	4,110
F	Thor Strength	2,772
G-H	Lynn's Tea Shop & Café	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	The Doggy-Sitters Club <i>(coming soon!)</i>	1,738
Q	Lucky Mutt	4,195

SITE MAP

