

TRADE AREA DEMOGRAPHICS				TRAFFIC COUNTS	
	1 Mile	3 Mile	5 Mile	On Wadsworth Blvd at Belleview Ave	58,125 Cars/day
Population	15,990	104,325	249,359	On Belleview Ave west of Wadsworth Blvd	19,464 Cars/day
Average HH Income	\$120,294	\$146,999	\$152,921	On Belleview Ave east of Wadsworth Blvd	9,316 Cars/day
Businesses	819	4,226	11,503	Source: CDOT 2024	
Employees	6,512	29,340	78,699		
Source: Applied Geographic Solutions, 2024 Estimates					



FOR MORE INFORMATION, PLEASE CONTACT

KRISTEN GRANDA
303.577.9964
kristen.granda@dhlb.com

ROBIN NICHOLSON
303.577.9971
robin.nicholson@dhlb.com

DAVID HICKS LAMPERT

PHILIP HICKS
303.694.6082
phil@dhlb.com

AVAILABLE FOR LEASE
VILLAGE WEST

NWC OF WADSWORTH BOULEVARD & BELLEVUE AVENUE - LITTLETON, CO



- 100,000 SF shopping center located at one of two primary intersections along the Wadsworth Retail Corridor with over 58,000 cars per day.
- The Wadsworth Retail Corridor is the primary regionally oriented retail node servicing southwest Metro Denver.
- The Village West shopping center is located across the street from a free-standing Whole Foods and the Bellevue Shores power center anchored by Lowe’s, American Furniture Warehouse, Sierra Trading Post, Michael’s, and Ulta.

KRISTEN GRANDA
303.577.9964
kristen.granda@dhlb.com

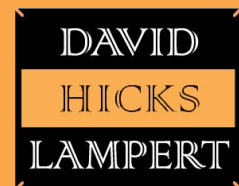
ROBIN NICHOLSON
303.577.9971
robin.nicholson@dhlb.com

PHILIP HICKS
303.694.6082
phil@dhlb.com

DAVID HICKS LAMPERT
www.dhlb.com

NWC OF WADSWORTH BOULEVARD & BELLEVIEW AVENUE - LITTLETON, CO

**CLICK HERE FOR
BROKER DISCLOSURE**



phil@dhlb.com

The information contained herein was obtained from sources deemed reliable. David, Hicks & Lampert Brokerage, LLC makes no warrant and assume no liabilities whatsoever for the accuracy or use of this data.

