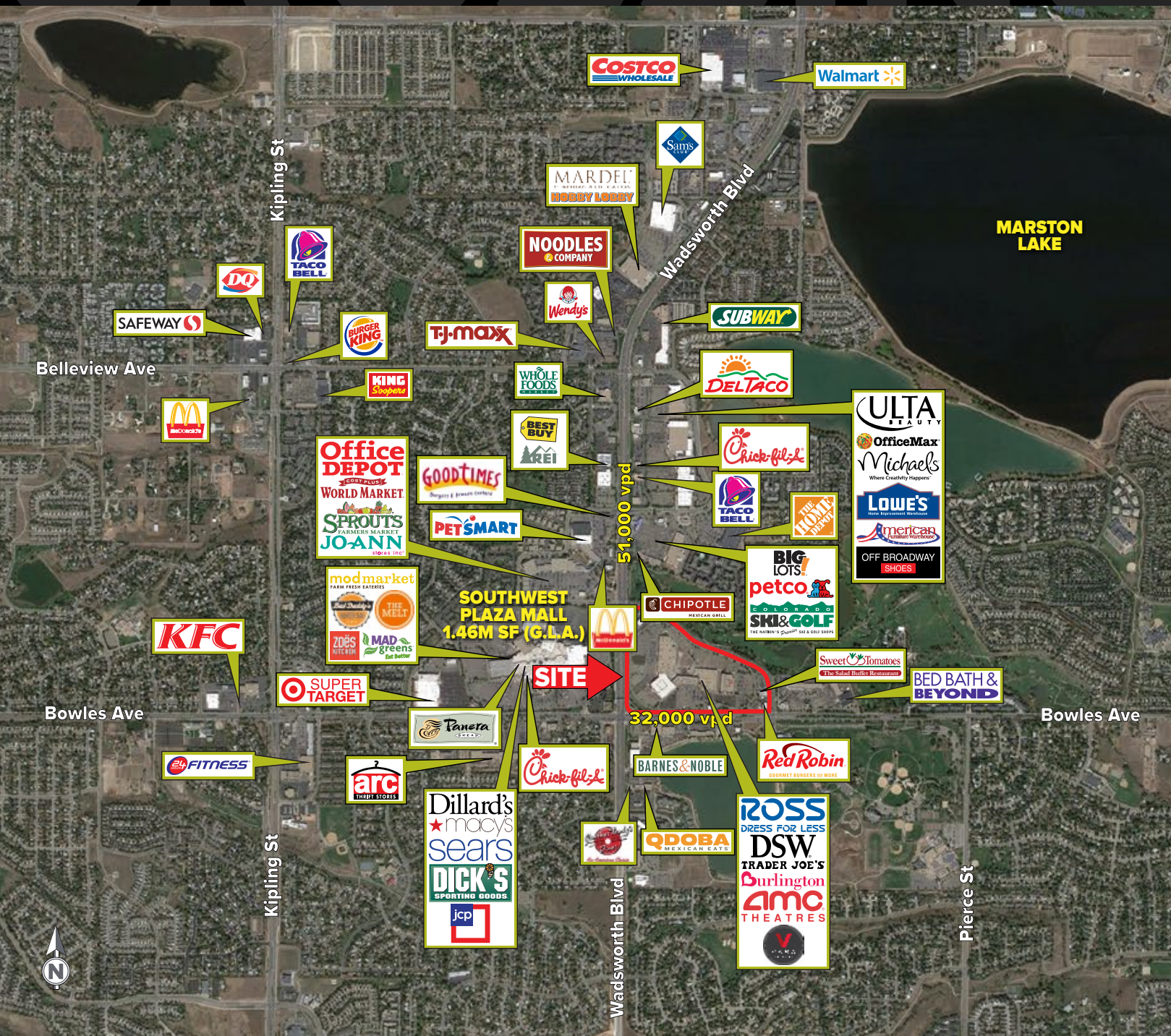


# BOWLES CROSSING

NEC Wadsworth Blvd. & Bowles Ave. // Littleton, CO 80123

**AVAILABLE FOR LEASE**



## HIGHLIGHTS

**JOIN VASA FITNESS AND BECOME PART OF THE REDEVELOPMENT OF BOWLES CROSSING**

**1,954 SF TO 48,491 SF AVAILABLE**

**NEW SMALL SHOP, PAD AND DRIVE THRU OPPORTUNITIES AVAILABLE**

**RECENTLY SIGNED:** FIVE BELOW // SLEEP NATION // BISHOPS BARBERSHOP // JIMMY JOHN'S // FIRST WATCH

ON THE NEC OF WADSWORTH AND BOWLES IN LITTLETON BOWLES CROSSING IS LOCATED DIRECTLY ACROSS FROM THE **NEWLY REMODELED SOUTHWEST PLAZA MALL**

**STRONG DEMOGRAPHICS** AND UPSCALE COMMUNITIES WITHIN A 5 MILE RADIUS

**Lara Silversmith**  
720.529.2987 | lsilversmith@legendllp.com

**David Larson**  
720.529.2998 | dlarson@legendllp.com

## DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
2020 EST. POPULATION	10,088	108,802	239,732
2025 PROJECTED POPULATION	10,564	112,741	249,516
2020 EST. DAYTIME POPULATION	11,873	58,783	140,300
2020 EST. AVG HH INCOME	\$124,037	\$134,536	\$124,729
2020 EST. HOUSEHOLDS	4,177	42,134	96,556
2020 EST. BUSINESSES	757	3,179	8,240

## TRAFFIC

**BOWLES CROSSING**  
32,000 VEHICLES PER DAY

**WADSWORTH BOULEVARD**  
51,000 VEHICLES PER DAY

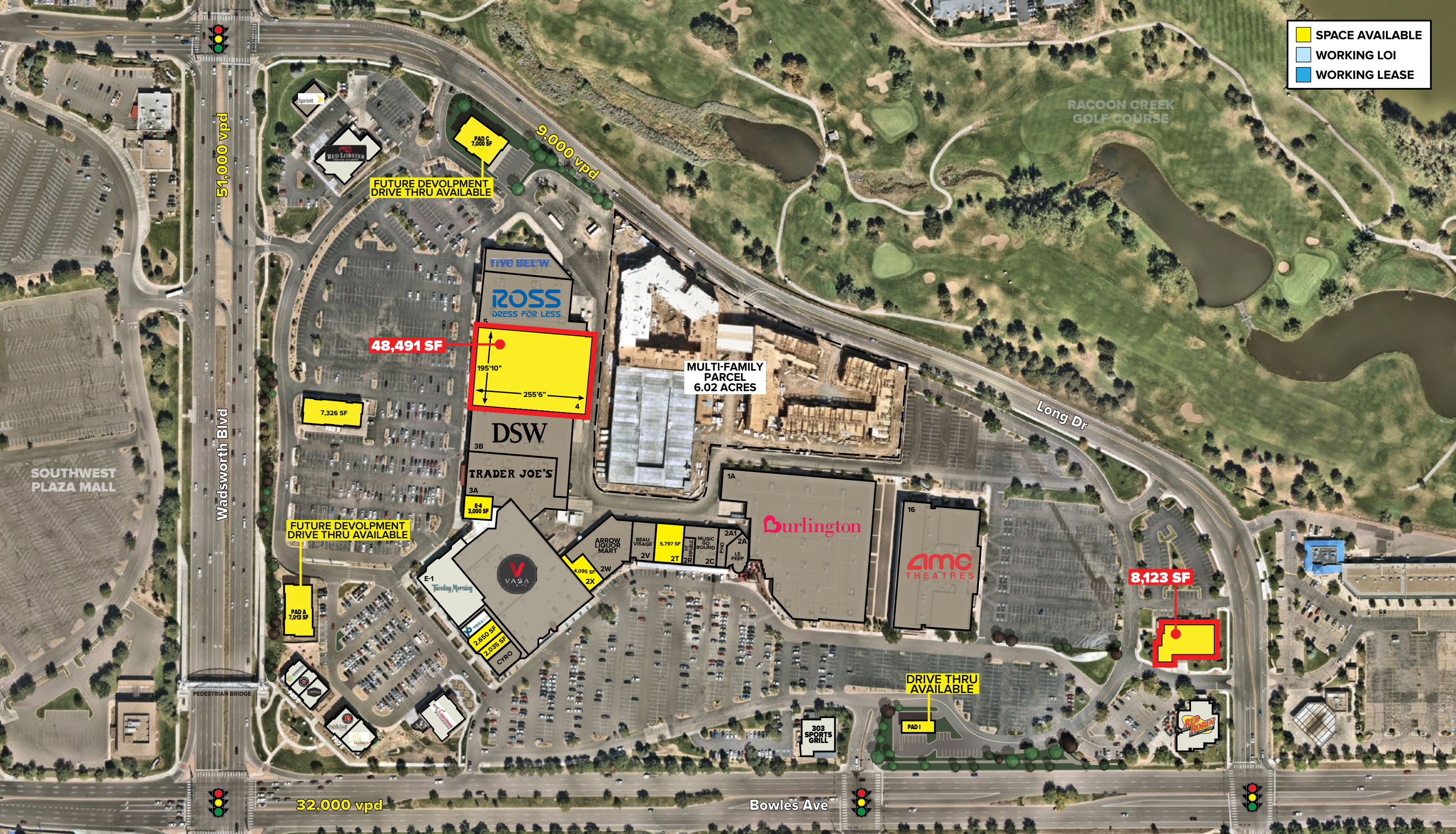
PARTNER **XTEAM**  
RETAIL ADVISORS

**LEGEND**  
PARTNERS

5150 E. Yale Circle | Denver, CO 80222  
720.529.2999 | www.legendllp.com



# BOWLES CROSSING



- SPACE AVAILABLE
- WORKING LOI
- WORKING LEASE

51,000 vpd

Wadsworth Blvd

SOUTHWEST PLAZA MALL

Sprint

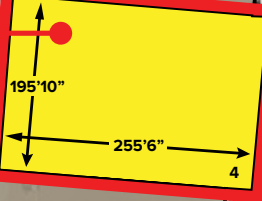
RED LOBSTER

FUTURE DEVELOPMENT DRIVE THRU AVAILABLE

PAD C 7,000 SF

9,000 vpd

48,491 SF



TIVO BEL'W  
ROSS  
DRESS FOR LESS

MULTI-FAMILY PARCEL 6.02 ACRES

DSW  
3B

TRADER JOE'S  
3A

E4 3,000 SF

FUTURE DEVELOPMENT DRIVE THRU AVAILABLE

PAD A 7,013 SF

E1 Tuesday Morning

2,650 SF  
2,035 SF  
CYRO

ARROW LIQUOR MART

4,095 SF 2W

BEAU VISAGE

5,797 SF 2V

MUSIC GO ROUND

2A1 2A

LE PEEP

Burlington

16  
AMC  
THEATRES

8,123 SF



DRIVE THRU AVAILABLE

PAD I

303 SPORTS GRILL

RED ROBIN

32,000 vpd

Bowles Ave