



FOR LEASE

Meadows Plaza

7456 South Simms Street | Littleton, Colorado 80127



Retail Space Available

\$22.00/SF NNN

NNN: \$8.03

- Great Visibility
- Ample Parking
- Easy Access to C-470

Blake Kahlich

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Availability

1A:	Flippin Furniture	8B:	5,025 SF Available
1B:	3,325 SF Available	9:	1,347 SF Available
2:	1,300 SF Available	10:	Dakota Ridge Chiropractic
3:	1,300 SF Available	11:	OPI Nails
4:	Thai Basil	12:	Marchello's Salon
5:	Great Clips	13:	Malloy's
6:	Cleaners	14:	La La Massage
7:	Einstein Bagels	15:	Valley Bike Worx
8A:	Crossfit	16:	TurnToo Auto

Demographics

	2 Miles	5 Miles	10 Miles
Population	36,548	130,777	544,271

Site Plan



Traffic Counts

S. Simms Street / S. Gore Range Ave N. 16,685 VPD
S. Simms Street / S. Gore Range Road S. 14,003 VPD



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