

FOR LEASE

UNDER NEW OWNERSHIP

PLANNED RENOVATIONS

- MODERN EXTERIOR FAÇADE UPGRADES
- SIGNAGE UPGRADES
- ASPHALT & PARKING LOT WORK

Renderings coming soon!

Broadridge Shopping Center



NOT A PART

Ridge Rd



S Broadway - 44,000+ VPD

PROPERTY HIGHLIGHTS

Irreplaceable infill neighborhood retail center on South Broadway which features a signalized intersection and 44,637 Vehicles Per Day.

Strong demographics: \$151,249 Avg. household income and 96,589 residents in a 3-mile radius.

Join an eclectic mix of national, regional and local tenants who have occupied Broadridge for 15+ years on average.

New ownership with a \$1M+ exterior renovation planned including: façade, signage, and parking lot upgrades.

Strong parking ratio of 4.5 spaces per 1,000 SF, providing ample parking to all tenants.

Surrounded by new development including Costco, 1,000+ apartment units, and Downtown Littleton's \$143 million revitalization, "Project Downtown".

AVAILABLE SUITES

- Unit #69 454 SF
- Unit #89 1,080 SF

ASKING RENT

\$25.00 - \$27.00/SF + NNNs

SITE PLAN



2026 DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
Population	13,906	96,589	266,299
Avg. HH Income	\$155,088	\$151,429	\$165,851
Households	5,514	41,904	109,070
Housing Units	5,707	43,919	114,049

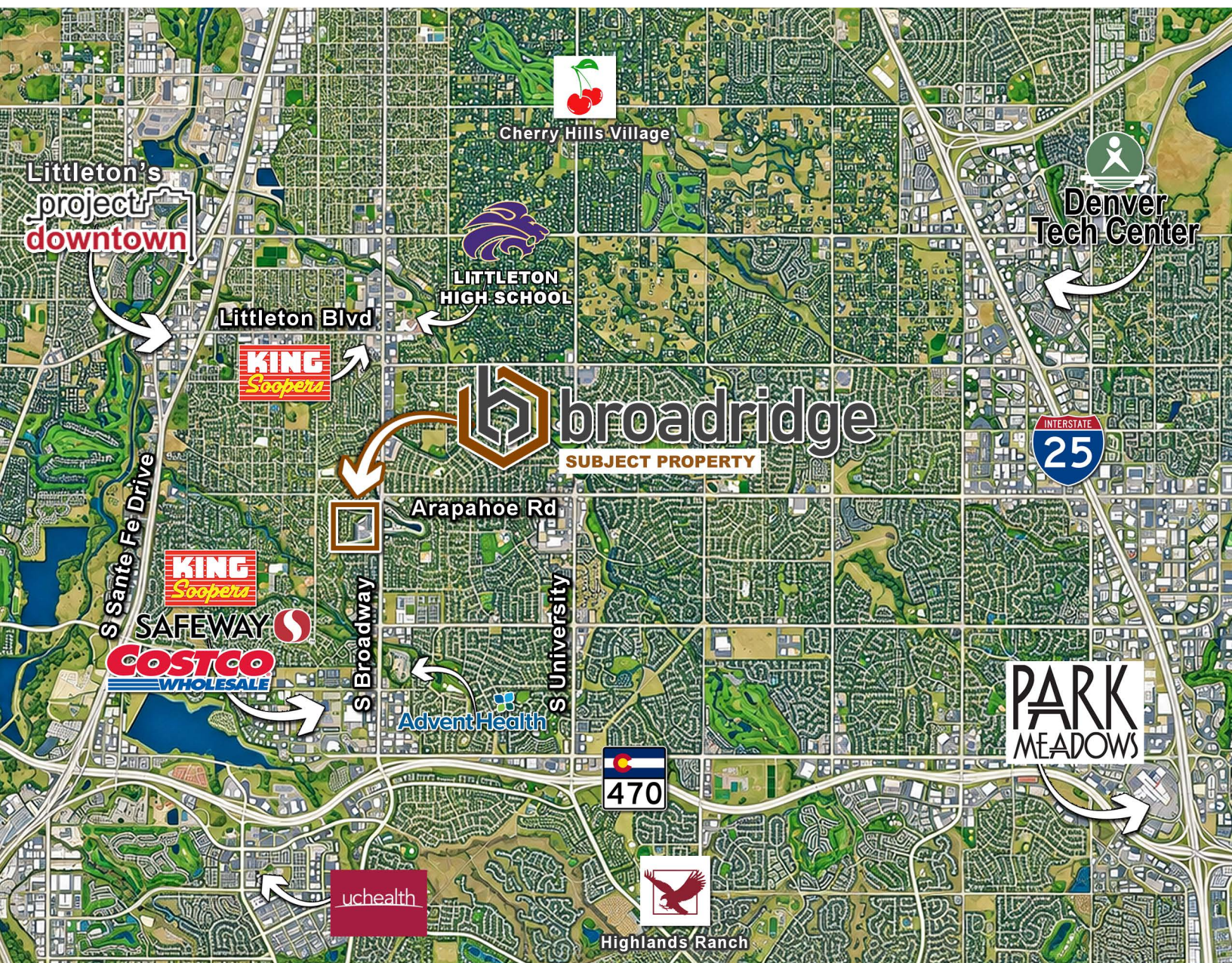
TRAFFIC

S Broadway	44,000+ VPD
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TENANT MIX

SUITE	TENANT
103-105	Alphagraphics
107	Frame It
109	Alpine Trophies
111, 113, 115	The Creative Needle
135	Factory Motor Parts
149, 159, 169	Mountain High Appliance
199	Adrenaline Gymnastics
51	Greenwood Cabinets & Stone
55	Healing Choice Chiropractic
59-61 & 65	Manna Bakery & Deli
6901	Total Wine & Liquor
71	The Barber Den
81-85	Mourning Hair
75	EZ Cleaners
91 & 99	Littleton School of Music
69	VACANT
89	VACANT

AERIAL LOCATION OVERVIEW



Space Available
in an irreplaceable *Infill Shopping Center* in
Littleton, Colorado