

COLUMBINE KNOLLS VILLAGE

NEC – S. Wadsworth Blvd. & W. Chatfield Ave.
Littleton, Colorado

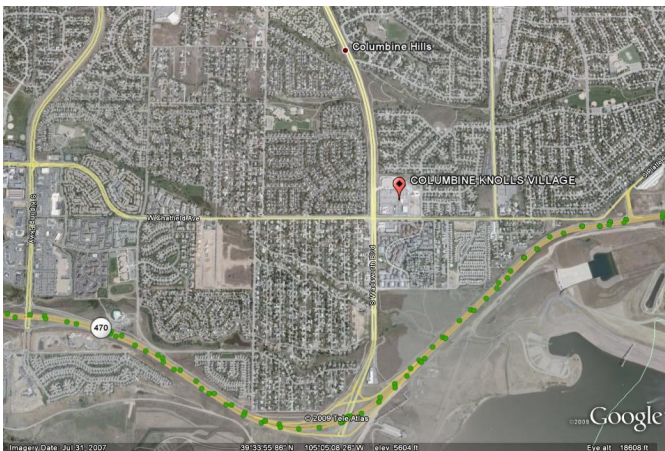
FEATURED TENANTS



RIGHT-IN,
RIGHT-
OUT



SITE LOCATION



Email: brad@kcenters.com
Web: www.kcenters.com

KORNFELD REAL ESTATE LLC
191 University Blvd. #314
Denver, CO 80206



Phone: 720.649.0202

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AVAILABILITY

Suite Number	Square Footage
8176 #FG	2,614 SF (walk-in cooler; 2 restrooms & office existing / can be demolished)
8156 #D	1,307 sf next to liquor store; close to King Soopers

EXISTING TENANTS

<u>SHOPS 8156</u>	<u>SHOPS 8176</u>	<u>SHOPS 7403</u>	<u>OTHERS IN THE CENTER</u>
#ABCD: Chatfield Wine & Spirits	#AB: Tamale Kitchen	#A: Starbucks Coffee	King Soopers
#E: The UPS Store	#C: Premier Martial Arts	#B: Southside Pizza	Walgreens
#F: Great Clips	#D: Chiropractor Relocation Coming Soon	#C: Pure Barre	McDonald's
#G: Chiropractor (Nail Salon Expansion Coming Soon)	#E: Palm Beach Vapors		Key Bank
#H: Verona Nails & Day Spa	#FG: AVAILABLE		Conoco
	#H: Subway		Car Wash
			King Soopers Fuel

DEMOGRAPHICS

Traffic Counts	24,522 cars/day S. Wadsworth & Chatfield	115,125 VPD C-470 & Wadsworth	
Demographics	Total Population	Households	Average Household Income
1 Mile	12,399	4,753	\$109,432
3 Miles	62,358	24,406	\$120,679
5 Miles	170,738	68,485	\$119,483



K|RE

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