

RETAIL SPACE FOR LEASE

Coal Mine Shopping Center

SEC OF COAL MINE AENUE & PIERCE STREET, LITTLETON, CO

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KING SOOPERS ANCHORED RETAIL

Come join this busy shopping center that benefits from its popular grocery and hardware anchors. Coal Mine Shopping Center has a complementary host of national and local retailers, restaurants and service providers. It is surrounded by a dense residential area and nearby public schools that it serves without competition at its intersection.

- + On a hard corner with signal
- + Excellent visibility
- + Multiple access points
- + Pad opportunity
- + Strong co-tenants include King Soopers, US Bank, Ace Hardware, The UPS Store, Great Clips, and more
- + Strong residential with high household incomes
- + 720-2,100 SF Available + Pad



2020 Demographics

	1 Mile	3 Miles	5 Miles
Population	12,743	95,644	237,507
Average HH Income	\$121,793	\$118,504	\$107,467
Number of Households	4,748	38,596	95,526

Traffic Counts

	VPD
Coal Mine Avenue	11,333
Pierce Street	16,853

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Denver Retail

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Denver Retail

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TENANT ROSTER		
Suite #	Tenant	Square Feet
A101	T-Mobile	1,680
A102	AVAILABLE	2,100
A104	Papa Murphy's	1,300
A105	Cell Phone Tower	564 SF
A105A	AVAILABLE	1,046
A106	Audiologist	1,280
A107	Dentist	1,860
A108	AVAILABLE	720
A109	Nail Salon	1,200
A110	Foot Massage Reflexology	1,800
A111	The UPS Store	1,180
A112	AVAILABLE	1,170
A113	AVAILABLE	920
A115	H&R Block	1,953
A116	Great Clips	1,287
A117	Tobacco	1,593
A118	Baskin Robbins	1,200
B119	US Bank	2,990
C120	Subway	1,536
C121	AVAILABLE	944
C122	Chinese Restaurant	2,640
D123	King Soopers	52,633
D124	The Gaming Goat	2,400
D125	Coal Mine Animal Hospital	4,450
D126	Ace Hardware	16,800
D127	Goodwill	15,200
PAD	AVAILABLE	40,000

