

SEC of Coal Mine Avenue & Pierce Street
Littleton, Colorado

Coal Mine Shopping Center



King Soopers Anchored Retail

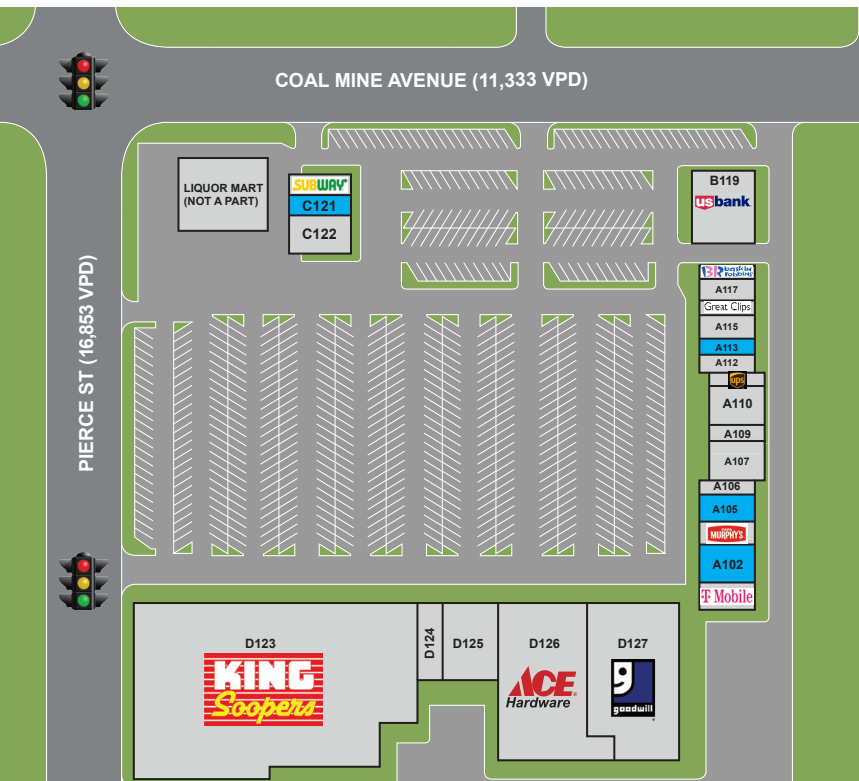
Come join this busy shopping center that benefits from its popular grocery and hardware anchors. Coal Mine Shopping Center has a complementary host of national and local retailers, restaurants and service providers. It is surrounded by a dense residential area and nearby public schools that it serves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

- + On a hard corner with signal
- + Strong residential with high household incomes
- + Multiple access points
- + 920-2,100 SF available
- + Strong co-tenants include King Soopers, US Bank, Ace Hardware, The UPS Store, Great Clips and more
- + Excellent visibility



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2022 Demographics

	1 Mile	3 Miles	5 Miles
Population	12,591	94,349	234,892
Average HH Income	\$137,602	\$126,920	\$115,953
Number of Households	4,715	38,098	5,056

Traffic Counts

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

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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	AVAILABLE	1,610
A106	Audiologist	1,280
A107	Dentist	2,580
A109	Nail Salon	1,200
A110	Well-Come Massage	1,800
A111	The UPS Store	1,180
A112	Colorado Gold	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

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