

SUB-LEASE OPPORTUNITY

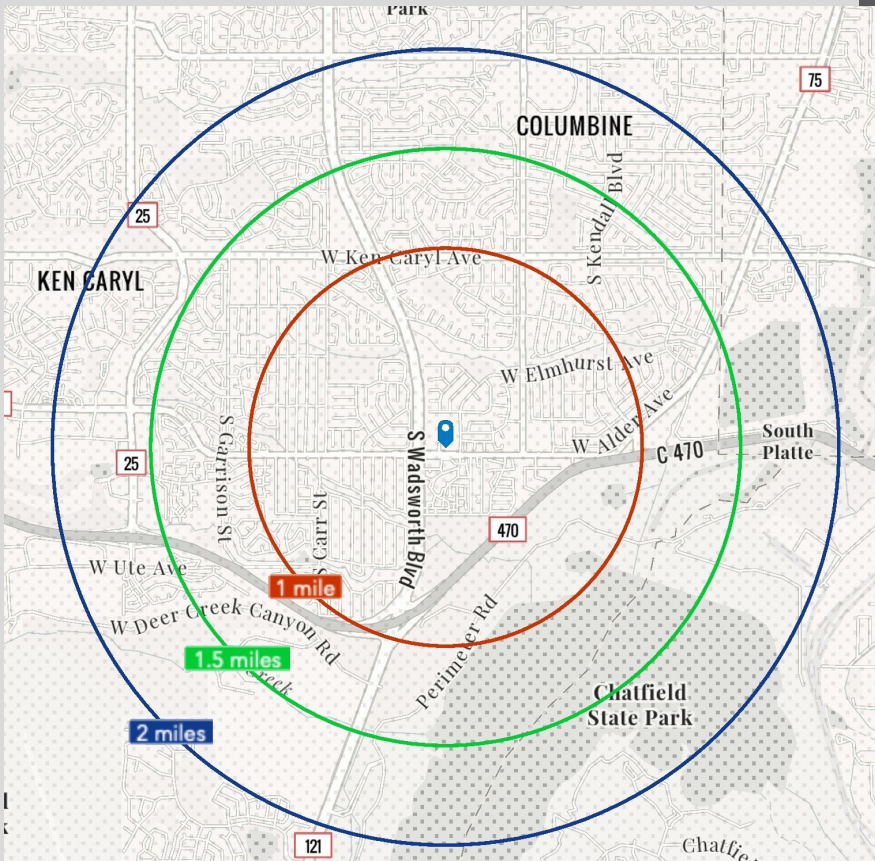
RetailNet
REAL ESTATE

LITTLETON, CO
Walgreens #9607

± 14.8 K SF | \$185,000/yr, MG | April '32

7443 W Chatfield Ave





Property Overview

- ✦ **Rent***. \$185,000/yr, Modified Gross *(inclusive of RET & CAM; R&M, insurance, utilities separate)
- ✦ **Master Lease Expiration**. 4/30/32
- ✦ **Walgreens Premises**. ±14,820 SF + double drive-through
- ✦ **Property**. ±1.6 AC
- ✦ **Signage**. Building and Dedicated Monument
- ✦ **Intersection**. W Chatfield (~20K VPD) Wadsworth Blvd (~25K VPD)
- ✦ **Access**. FI/FO and RI/RO on W Chatfield Ave
- ✦ **Parking**. ~58 spaces
- ✦ **Year Built**. 2007
- ✦ **Zoning**. Planned Development (P-D)
- ✦ **Parcel ID**. 59-354-01-086 [Assessor Link](#)
- ✦ **Prohibited Uses**. Pharmacy

Location Overview

- ✦ Affluent Ken Caryl trade area with strong traffic intersection traffic counts
- ✦ Outparcel in Columbine Knolls Village Shopping Center, the trade area's primary neighborhood retail plaza
- ✦ Adjacent retailers include King Soopers, McDonald's, Starbuck's, Key Bank, Pure Barre
- ✦ ±1 mile to 470
- ✦ ~1.2 mi from Ken Caryl Middle School

'25 Estimates	1 mi radius	1.5 mi radius	2 mi radius
Population	11,267	22,820	34,823
Households	4,228	8,859	13,546
Avg. HH Inc.	\$167,244	\$149,333	\$156,696
W Chatfield Ave – Daily Traffic Count Estimate			19,577 VPD
S Wadsworth – Daily Traffic Count Estimate			25,551 VPD

LITTLETON, CO

7443 W Chatfield Ave



W Chatfield Ave – 19,577 VPD



S Wadsworth Blvd – 25,552 VPD

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S Wadsworth Blvd



W Chatfield Ave

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W Chatfield Ave

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W Chatfield Ave

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SUB-LEASE TERMS

SUGGESTED RENT*

\$185,000/yr

(inclusive of RET; R&M, insurance, utilities separate)

TERM

4/30/32

DELIVERY

"As-Is"

OFFERS EVALUATED AS RECEIVED

**Price + terms, along with all offers, are subject to approval of Walgreen Co.'s Real Estate Committee*

CONTACT

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