



1,200 SF RETAIL/OFFICE SUITE FOR LEASE

MARINA POINTE SHOPPING CENTER

7444 W CHATFIELD AVE | LITTLETON, CO 80128



OFFERING SUMMARY

Available SF: 1,200 SF

Building SF: 19,550 SF

Lease Rate: \$16.00/SF/YR NNN

NNN's: \$6.74/SF/YR

Parking: Ample On-Site

Cross Streets: W Chatfield Ave & S Wadsworth Blvd

PROPERTY HIGHLIGHTS

- Located on Very Busy Southeast Corner of Wadsworth Blvd. & Chatfield Ave.
- Desirable Southwest Plaza Trade Area with Strong Demographics
- Across from King Soopers, Walgreens, McDonald's, Key Bank, and Starbucks
- Great visibility and signage with easy access to C-470 and Wadsworth
- Rare Vacancy in the Shopping Center - Call for Details!!!

AVERAGE INCOME



AVERAGE HOUSEHOLDS



POPULATION COUNT

| | | |
|-----|--|---------|
| 1MI | | 10,325 |
| 3MI | | 63,480 |
| 5MI | | 148,823 |

TRAFFIC COUNT

| | |
|--|-----------------------|
| | Wadsworth @ Chatfield |
| | 26,034 VPD |
| | Chatfield @ Wadsworth |
| | 15,257 VPD |

CONTACT:

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