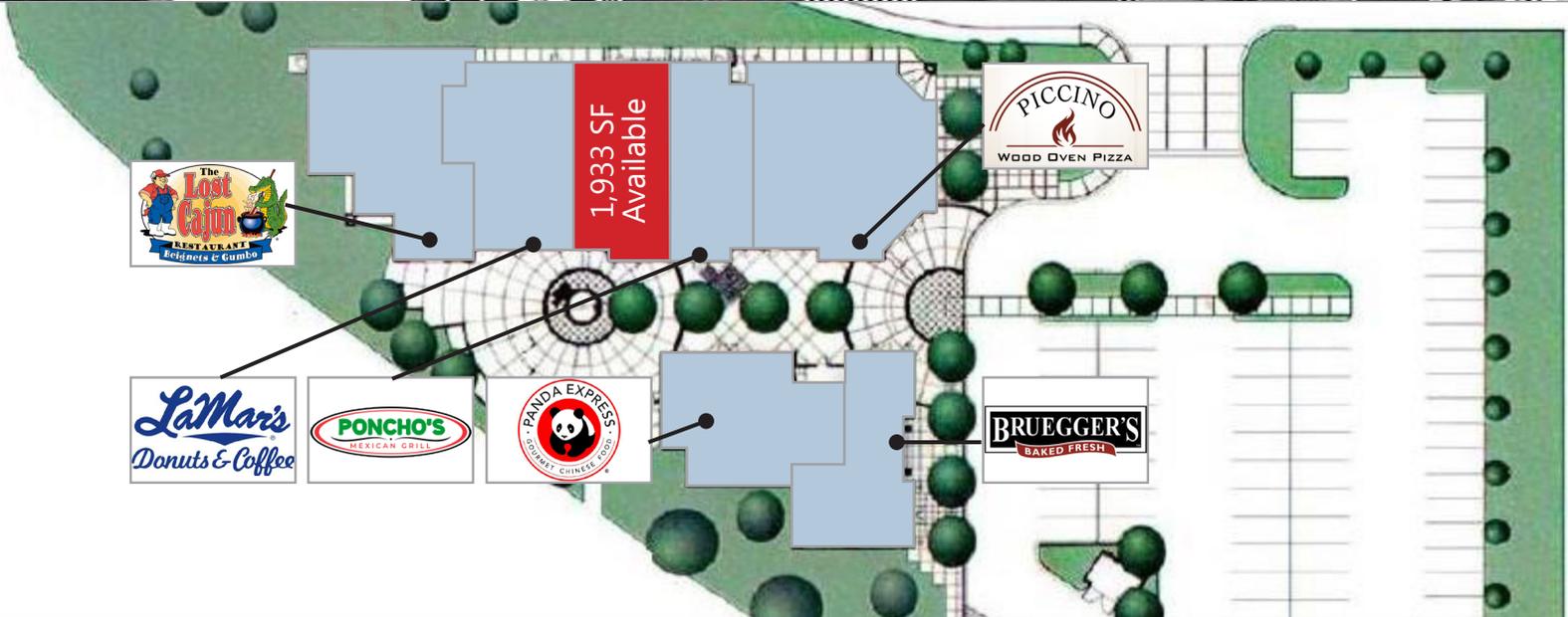


SHOPS AT RIVERBEND

5350 S. SANTA FE. DR. LITTLETON, CO 80120



1,933 SQUARE FEET OF RETAIL/RESTAURANT AVAILABLE FOR LEASE



RESTAURANT SPACE WITH EXISTING HOOD AND GREASE TRAP!

Located in the Heart of Littleton with Easy Access From Santa Fe Drive, One of the Busiest North/South Routes Between Downtown Denver and Littleton

JOIN CURRENT TENANTS



TRAFFIC COUNTS: 64,445 VPD at S. Santa Fe & S. Prince

<u>DEMOGRAPHICS (2018)</u>	<u>1 MILE</u>	<u>3 MILE</u>	<u>5 MILE</u>
Population	11,527	99,192	294,503
Avg. HH Income	\$62,330	\$87,858	\$94,476
Total Housing Units	6,005	41,108	119,980

AXIO Commercial Real Estate represents that it has not made a physical inspection of the Property and has no actual knowledge of any defects in the Property except as identified in writing to the Buyer. The Buyer has been advised by Broker to make an investigation of the Property at its own expense, which investigation should include without limitation the availability of access, utility services, zoning, environmental risks, soil conditions, structural integrity and mechanical systems.

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