FOR SALE OR LEASE

PREMIER RETAIL/FLEX OPPORTUNITY

3615 W BOWLES AVE, LITTLETON, CO 80123

PARCEL OUTLINE

APN: 2077-18-4-09-038

LOT SIZE: ±3.75 AC

EXCLUSIVELY LISTED BY

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MATTHEWS™
REAL ESTATE INVESTMENT SERVICES

SECTION 1

INVESTMENT OVERVIEW

PROPERTY OVERVIEW

~~$5,400,000~~
$4,600,000
LIST PRICE

~~$12.00/SF~~ + NNN
$8.00/SF + NNN
LEASE RATE

±43,719 SF
BUILDING SF

~~$123.52/PSF~~
$105.21/PSF
PRICE PER SF

PROPERTY DETAILS	
Address	3615 W Bowles Ave, Littleton, CO 80123
County	Arapahoe
Submarket	Southwest Submarket
Ownership	Fee Simple
APN	2077-18-4-09-038
Property Taxes (2024)	$109,205
Total Building SF	±43,719 SF
Land AC	±3.75 AC
Year Built	1984
Construction	Masonry
Zoning	CM

INVESTMENT OVERVIEW

Matthews™ is pleased to present a rare and exclusive opportunity to acquire or lease the fee simple interest in a high-quality, single-tenant retail/flex property located at 3615 W Bowles Ave, in the prestigious Columbine Valley of southwest Denver.

Situated in one of the area's most affluent and amenity-rich neighborhoods, this property offers a prime location surrounded by residential communities, top-rated schools, golf courses, parks, and leading retailers. The site benefits from a strong population base of 276,241 within a 5-mile radius and an impressive average household income of $115,742. With immediate access to key thoroughfares such as W Bowles Ave and S Santa Fe Dr, this makes an ideal destination for businesses seeking visibility, accessibility, and growth in one of Denver's most dynamic submarkets.

INVESTMENT HIGHLIGHTS

PROPERTY HIGHLIGHTS:

- ±43,719 SF building on a spacious ±3.75-acre lot
- 222 paved parking spaces with a generous 5.08/1,000 SF parking ratio
- Durable masonry construction, built in 1984 and exceptionally well maintained
- 3 curb cuts as entry points into the property
- Open and flexible interior layout with clear heights up to 20’
- 2 drive-in doors and 1 dock-high door
- Heavy power, supporting a variety of commercial uses
- Rear section includes warehouse, storage, and executive office suites
- Being offered vacant and is available for sale or lease

UNMATCHED LOCATION & SURROUNDING AMENITIES:

Located just minutes from Downtown Littleton, the property is surrounded by a diverse mix of retail, education, recreation, and dining options:

- 3 golf courses: Columbine Country Club, Raccoon Creek, and Littleton Golf & Tennis Club
- 3 schools: Columbine High School, Goddard Middle School, and Leawood Elementary
- Major retailers: The Home Depot, Lowe’s, Costco, local shopping centers
- Dining & grocery: A wide variety of restaurants, grocery stores, and daily conveniences

3615 W Bowles Ave offers businesses a strategic, high-traffic location in one of the metro area’s most desirable and high-performing corridors in the thriving Columbine Valley of southwest Denver.

N
W BELLEVIEW AVE ±35,000 VPD
W BOWLES AVE ±29,000 VPD
W WADSWORTH BLVD ±47,000 VPD
S PLATTE CANYON RD ±15,000 VPD
±57,000 VPD
85
SUBJECT PROPERTY
DOWNTOWN LITTLETON
SOUTHWEST PLAZA
RACCOON CREEK GOLF
COLUMBINE COUNTRY CLUB
GODDARD MIDDLE SCHOOL
562 STUDENTS
COLUMBINE HIGH SCHOOL
1,667 STUDENTS
Walmart Supercenter
Costco Wholesale
Hobby Lobby
sam's club
Honda
Nissan
KIA
REI co-op
Best Buy
Lowe's
T.J.maxx
Total Wine & More
HomeGoods
ULTA Beauty
Michaels
Boot Barn
The Home Depot
Trader Joe's
amc
Ross Dress for Less
Target
maurices
Shoe Dept. Encore
H&M
Dillard's
JCPenney
The Cheesecake Factory
Great Clips
Wells Fargo
Little Caesars
King Soopers
Pet Supplies Plus
Minus the hassle
Taco Bell
planet fitness
DQ
corepower yoga
Dollar Tree
Lowe's
Discount Tire
McDonald's
KFC
Jimmy John's
Palenque
Melting Pot
ViewHouse
Eatery Bar & Rooftop
Reinke Bros
dish
Ace Hardware
J.Jill
Pottery Barn
Williams-Sonoma
ULTA Beauty
sleep number
Apple Store

ZONING SUMMARY

CM (CORRIDOR MIXED-USE)

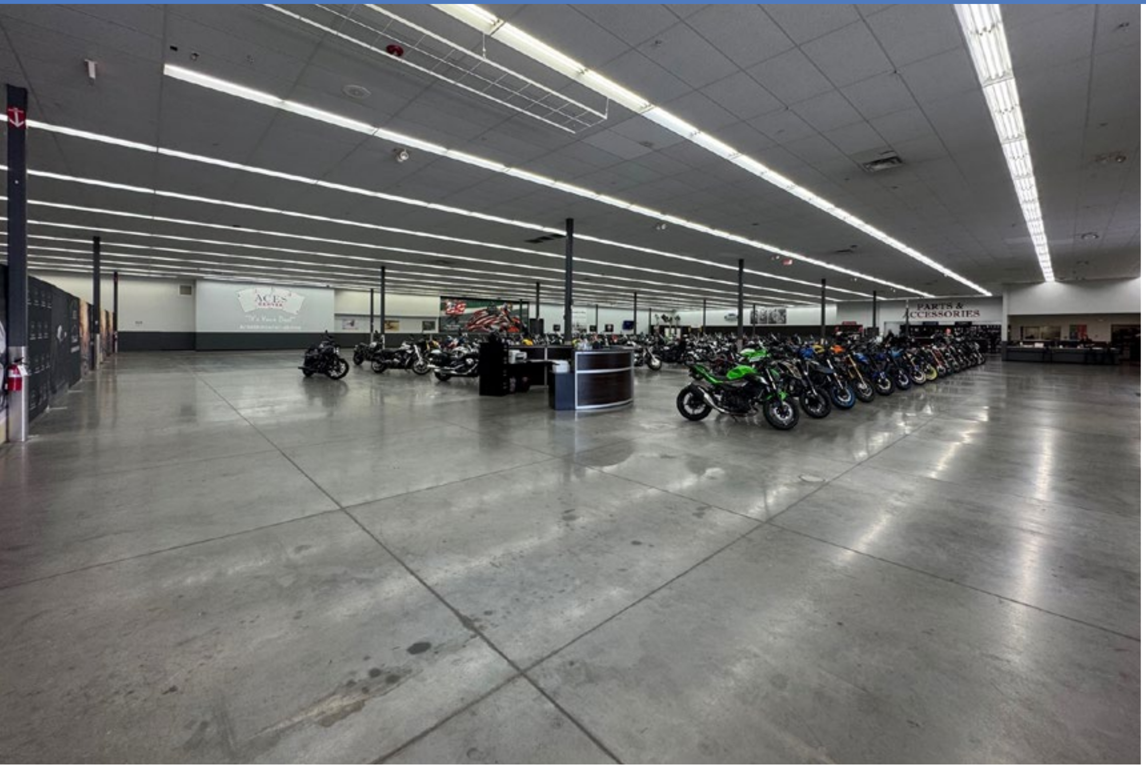
The CM district allows a wide variety of retail, service, office, and residential uses, including various development types—ranging from standalone buildings to multi-tenant centers, and from small-scale developments to larger horizontal or vertical mixed-use projects that combine different functions within the same site or structure.

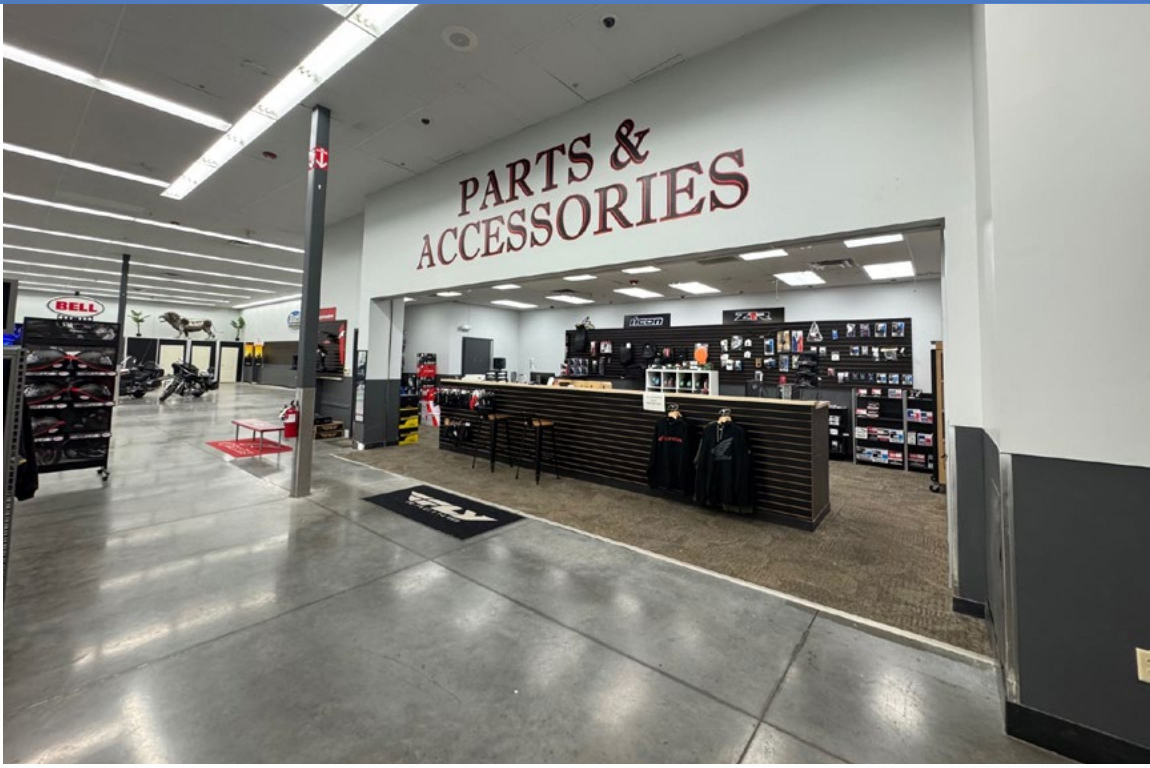
The locations of this district along major corridors are either distant to or buffered from low-density neighborhoods with transitions occurring at the rear of lots or with a street/alley separation. The impacts on the surrounding environments are managed by lot and building design.

Potential uses include:

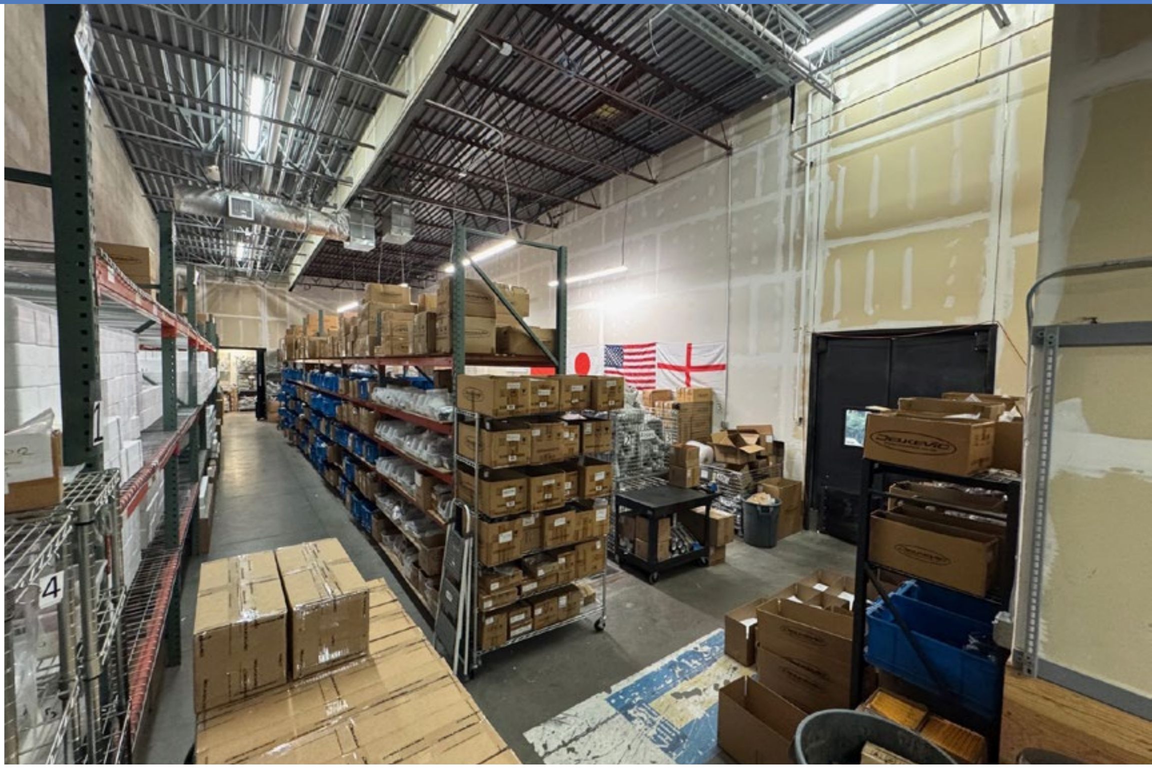
- Health and fitness club
- Food market
- Grocery Store
- Shopping center
- Indoor entertainment
- Movie or other theater
- Drug store
- Veterinary clinic
- Home furnishing
- Home improvement center
- Nursery or garden center
- Repair-oriented uses
- Retail repair, sales, and personal services
- Restaurants
- Equipment and machinery sales and rental
- Vehicle accessories and part services
- Vehicle service and sales
- Childcare center or pre-school
- Private school
- Public assembly facility
- Transit system facility
- Civic and institutional
- Medical facilities
- Data center
- Self/indoor storage

INTERIOR PHOTOS





INTERIOR PHOTOS



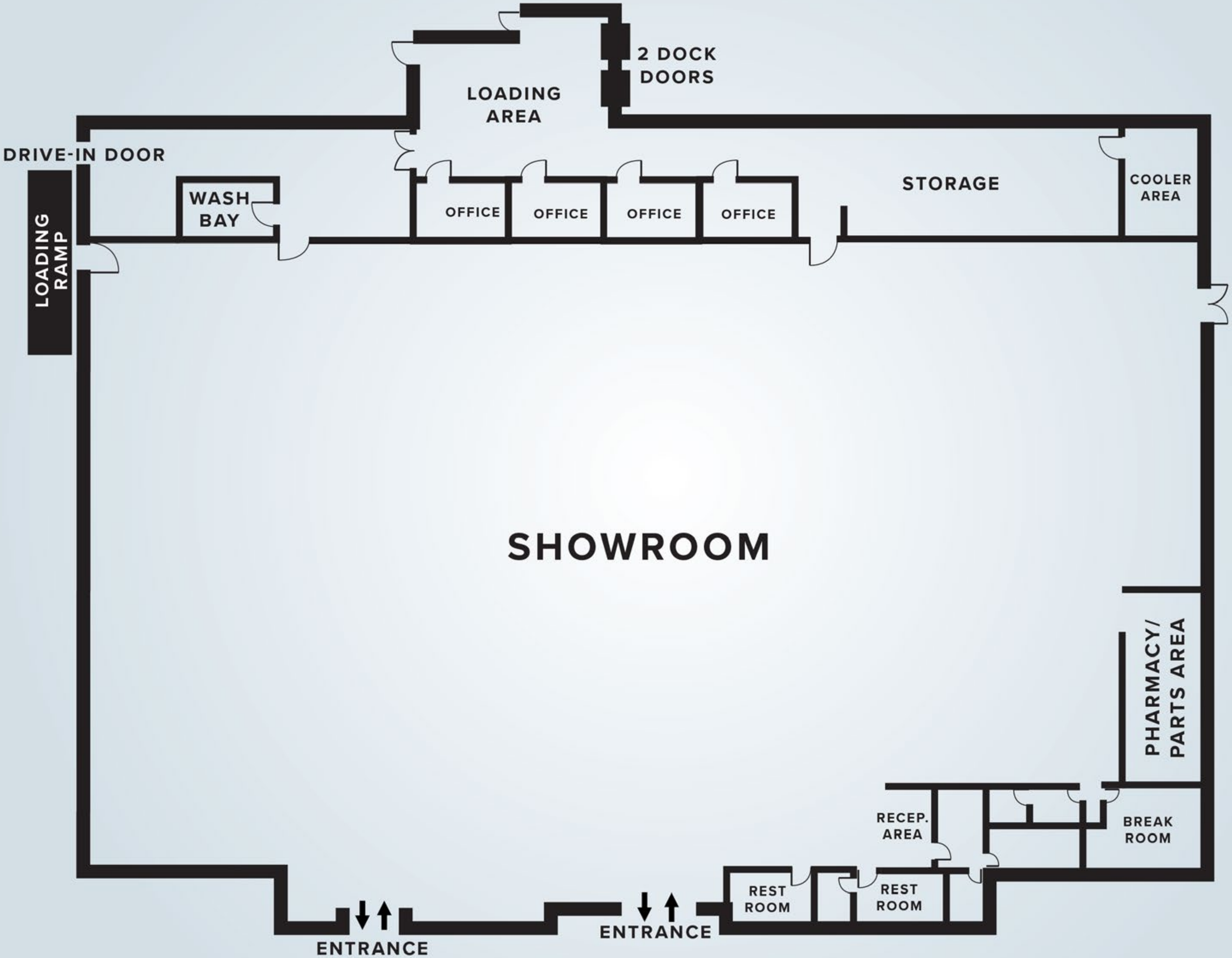

DOWNTOWN DENVER, CO
±11.8 MILES
ACES MOTORCYCLES
CLEANERS
W BOWLES AVE ±39,000 VPD


SUBJECT PROPERTY
W BOWLES AVE ±39,000 VPD


SUBJECT PROPERTY
S LOWELL BLVD ±9,800 VPD


SUBJECT PROPERTY
W BOWLES AVE ±39,000 VPD
S LOWELL BLVD ±9,800 VPD

SITE PLAN


2 DOCK DOORS
LOADING AREA
DRIVE-IN DOOR
WASH BAY
OFFICE
OFFICE
OFFICE
OFFICE
STORAGE
COOLER AREA
LOADING RAMP
SHOWROOM
PHARMACY/ PARTS AREA
RECEP. AREA
BREAK ROOM
REST ROOM
REST ROOM
ENTRANCE
ENTRANCE

LOADING

SECTION 2

SALES & RENT COMPARABLES

SALES COMPARABLES

	Property Address	Sale Date	Sale Price	Price Per SF	Building SF	Land Area AC	Sale Condition
S	**3615 W Bowles Ave Littleton, CO**	-	**$4,600,000**	**$105.21**	**43,719**	**3.75**	-
1	12810 Stroh Ranch Ct Parker, CO	5/8/2025	$5,500,000	$269.94	20,375	1.00	N/A
2	13900 Mississippi Ave Aurora, CO	4/10/2025	$2,450,000	$122.50	20,000	1.40	N/A
3	309 E County Line Rd Littleton, CO	11/14/2024	$6,203,000	$128.65	48,215	8.07	N/A
4	10081 W Bowles Ave, Littleton, CO	8/22/2024	$4,460,000	$98.05	45,485	3.75	Deferred Maintenance
	AVERAGES		**$4,653,250**	**$154.79**	**33,519**	**3.55**	-

RENT COMPARABLES

	Property Address	Year Built	Building SF	Rent Per SF/YR	Lease Type	Start Date	Tenant
S	**3615 W Bowles Ave Littleton, CO**	**1984**	**43,719**	-	-	-	-
5	7777 S Jewell Ave Lakewood, CO	1965	38,400	$15.00	NNN	7/17/2024	Super Black Friday & Crazy Deals
6	123-155 W Hampden Ave Englewood, CO	1988	36,216	$12.00	NNN	12/1/2023	LAVA Island
7	311 E County Line Rd Littleton, CO	1984	50,457	$12.00	NNN	2/7/2024	O'Reilly Auto Parts
8	1150 S Ironton St Aurora, CO	2013	23,649	$12.00	NNN	8/1/2023	Ace Hardware
	AVERAGES	**1987**	**37,180**	**$12.75**	**NNN**	-	-

SALES & RENT COMPARABLES

Sales Comparables
S — **3615 W Bowles Ave Littleton, CO**
1 — 12810 Stroh Ranch Ct Parker, CO
2 — 13900 Mississippi Ave Aurora, CO
3 — 309 E County Line Rd Littleton, CO
4 — 10081 W Bowles Ave, Littleton, CO

Rent Comparables
S — **3615 W Bowles Ave Littleton, CO**
5 — 7777 S Jewell Ave Lakewood, CO
6 — 123-155 W Hampden Ave Englewood, CO
7 — 311 E County Line Rd Littleton, CO
8 — 1150 S Ironton St Aurora, CO


SUBJECT PROPERTY

SECTION 3

MARKET OVERVIEW

MARKET OVERVIEW

DENVER, CO

Denver, known as the “Mile High City” due to its elevation of exactly 5,280 feet above sea level, is an urban center nestled at the foothills of the Rocky Mountains. The city has over 300 days of sunshine annually and offers a blend of outdoor activities, cultural attractions, and a thriving culinary scene. Denver is home to numerous parks, including City Park and the iconic Red Rocks Park & Amphitheatre, which hosts concerts in a stunning natural setting. The downtown area features a mix of historic architecture and modern developments, with an array of museums, art galleries, and sports venues that cater to its passionate fan base. Additionally, Denver’s diverse neighborhoods, such as LoDo (Lower Downtown) and RiNo (River North), showcase a rich tapestry of local art, craft breweries, and unique dining experiences.

PROPERTY DEMOGRAPHICS

POPULATION	1-MILE	3-MILE	5-MILE
2025 Population	9,208	89,958	276,241
2030 Population Projection	9,256	89,951	278,578
HOUSEHOLDS	**1-MILE**	**3-MILE**	**5-MILE**
2025 Households	4,075	37,647	113,513
2030 Household Projection	4,102	37,656	114,616
INCOME	**1-MILE**	**3-MILE**	**5-MILE**
Avg Household Income	$125,552	$114,634	$115,742

MARKET OVERVIEW

Denver's diversified economy is one of its greatest strengths. Major industry sectors are aerospace, broadcast and telecommunications, healthcare and wellness, financial services, bioscience, energy, and IT software. Denver has a strong presence in the energy sector, particularly in oil and gas. The city is home to several major energy companies and serves as a regional hub for energy exploration, production, and distribution. The city also has a thriving aerospace and defense industry. Companies such as Lockheed Martin and Boeing have a significant presence in the area. The city benefits from the proximity to major military installations like Buckley Air Force Base and the United States Air Force Academy. Additionally, the growing IT sector with numerous technology companies and startups have established their presence in the city. The region's skilled workforce and access to research institutions contribute to the development of this sector. Denver serves as a major financial hub for the Rocky Mountain region. The city is home to several banks, investment firms, and insurance companies, contributing to the growth of the financial services sector.

Denver has experienced strong job growth over the years, attracting both domestic and international talent. The city's low unemployment rate and diverse job market offer opportunities across various industries. Prior to the COVID-19 pandemic, the area experienced a low unemployment rate compared to the national average.

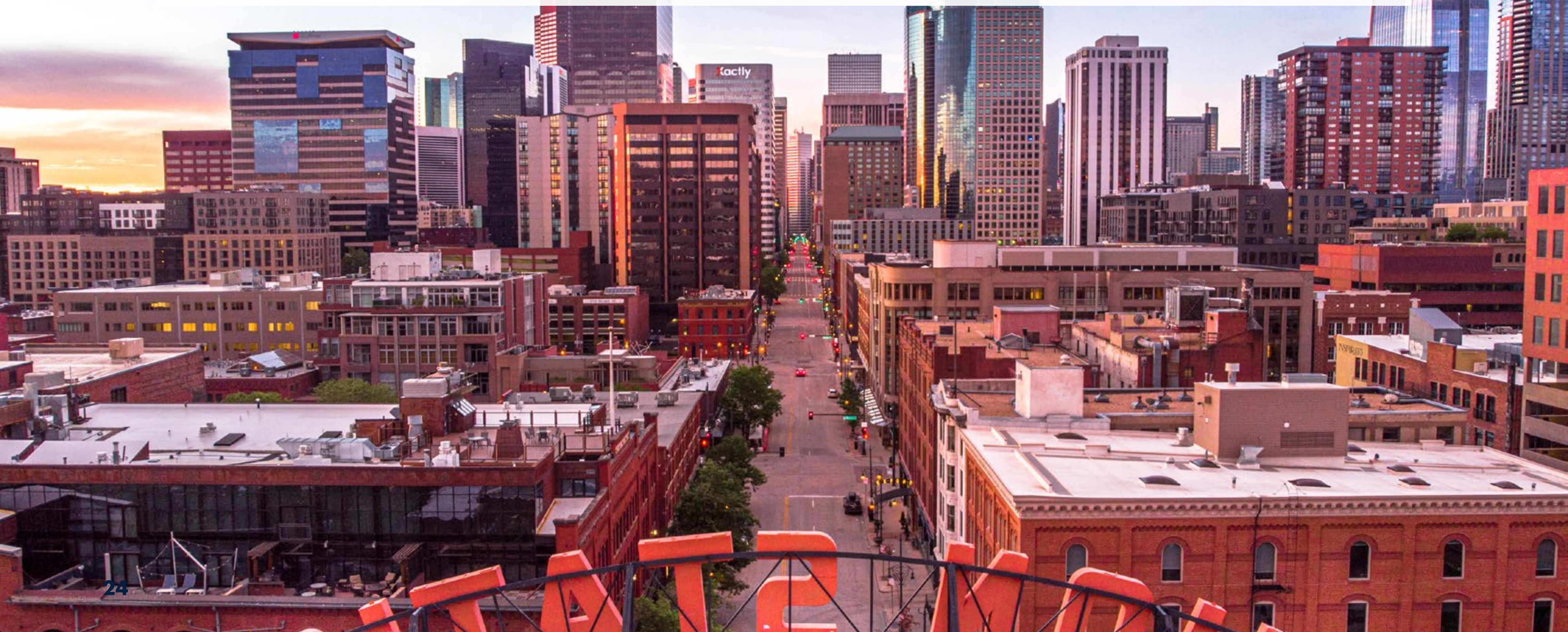
#1
BEST PLACES FOR BUSINESS AND CAREER -FORBES

1.6%
ANNUAL POPULATION GROWTH WITHIN 10 YEARS

±3M
10-COUNTY METRO POPULATION

2.4%
PROJECTED JOB GROWTH -FORBES

18TH
BEST PLACE TO LIVE -US NEWS & WORLD REPORT



ECONOMY

The industrial market in Denver, Colorado, is experiencing notable growth and development. Denver's strategic location and robust transportation infrastructure have positioned it as a key hub for industrial activities. The city's industrial market benefited from a diverse range of industries, including manufacturing, logistics, and distribution. The demand for industrial space, particularly warehouses and distribution centers, is on the rise, driven by e-commerce growth and increased regional trade. Vacancy rates are generally low, reflecting the high demand for industrial real estate in the region. Additionally, the city's proactive approach to sustainable development and green initiatives have started influencing industrial practices, with a growing emphasis on eco-friendly and energy-efficient facilities.

MAJOR EMPLOYERS

DEN

HealthONE

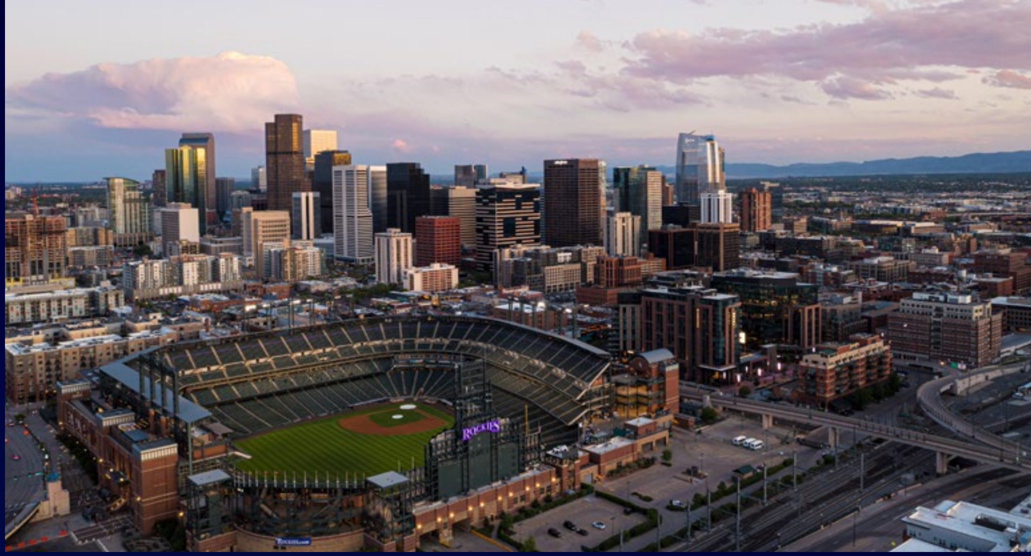
CenturyLink

LOCKHEED MARTIN

KAISER PERMANENTE

ATTRACTIONS

- **The Denver Art Museum's** global art collections represent cultures around the world, including African art, architecture, and design, art of the ancient Americas, Asian art, and European and American art before 1900. It also houses art from local Denver and Rocky Mountain region artists.
- **The 80-acre Denver Zoo** is in the City Park of Denver. It is the most visited paid attraction in the Denver metropolitan area. It is the first zoo in the United States to use naturalistic zoo enclosures rather than cages with bars. It expanded on this concept with Primate Panorama, featuring huge mesh tents and open areas for apes and monkeys.
- **Downtown Aquarium** is a public aquarium and restaurant with approximately 1,000,000 US gallons and exhibits with a variety of fish and other animals.
- **Coors Field** is a baseball stadium in downtown Denver and is the home field of Major League Baseball's Colorado Rockies. The stadium has a capacity of 50,144 people.
- **The 16th Street Mall** is a pedestrian and transit mall that is ±0.25 miles long and runs along 16th Street in downtown Denver. It is home to over 300 stores, 50 restaurants, and the Denver Pavilions Shopping Mall.
- **Larimer Street** is a historic thoroughfare located in the bustling Lower Downtown (LoDo) district, known for its vibrant mix of historic architecture, trendy restaurants, and lively nightlife.



CONFIDENTIALITY AGREEMENT & DISCLAIMER

This Offering Memorandum contains select information pertaining to the business and affairs of the property owner and its tenant for real property located at **3615 W Bowles Ave, Littleton, CO 80123** (“Property”). The Offering Memorandum may not be all-inclusive or contain all of the information a prospective purchaser may desire. The information contained in this Offering Memorandum is confidential and furnished solely for the purpose of a review by a prospective purchaser of the Property. It is not to be used for any other purpose or made available to any other person without the written consent of Seller or Matthews™. The material and information in the Offering Memorandum is unverified. Matthews™ has not made any investigation, and makes no warranty or representation, with respect to square footage, income and expenses, the future financial performance of the property, future rent, and real estate value market conditions, the condition or financial prospects of any tenant, or the tenants’ plans or intentions to continue to occupy space at the property. All prospective purchasers should conduct their own thorough due diligence investigation of each of these areas with the assistance of their accounting, construction, and legal professionals, and seek expert opinions regarding volatile market conditions given the unpredictable changes resulting from the continuing COVID-19 pandemic. The information is based in part upon information supplied by the Owner and in part upon financial information obtained from sources the Owner deems reliable. Neither owner, nor their officers, employees, or real estate agents make any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum, or any of its content, and no legal liability is assumed or shall be implied with respect thereto. Prospective purchasers should make their own projections and form their own conclusions without reliance upon the material contained herein.

By acknowledging your receipt of this Offering Memorandum for the Property, you agree:

1. The Offering Memorandum and its contents are confidential;
2. You will hold it and treat it in the strictest of confidence; and
3. You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner.

Matthews™ is not affiliated with, sponsored by, or endorsed by any commercial tenant or lessee in the Offering Memorandum. The presence of any entity’s name or logo, including any commercial tenant’s name or logo, is informational only and does not indicate or suggest any affiliation and/or endorsement of Matthews™, the property, or the seller by such entity.

Owner and Matthews™ expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to purchase the Property and to terminate discussions with any person or entity reviewing this Offering Memorandum or making an offer to purchase the Property unless and until a written agreement for the purchase and sale of the Property has been fully executed and delivered.

If you wish not to pursue negotiations leading to the acquisition of the Property or in the future you discontinue such negotiations, then you agree to purge all materials relating to this Property including this Offering Memorandum.

A prospective purchaser’s sole and exclusive rights with respect to this prospective transaction, the Property, or information provided herein or in connection with the sale of the Property shall be limited to those expressly provided in an executed Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against Owner or Matthews™ or any of their affiliates or any of their respective officers, directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing or sale of the Property.

This Offering Memorandum shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date of this Offering Memorandum.

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