

MEDICAL / OFFICE FOR LEASE
BROADWAY COMMONS
8089 S. LINCOLN STREET, LITTLETON, CO 80122



NEW LISTING!



PROPERTY FEATURES

- 1,020 SF & 1,312 SF Available Immediately on Second Floor - **Combine for 2,332 SF Max Contiguous**
- Move-in Ready Suites Accessible via Elevator
- 24-hour Building Access
- Monument Signage Available
- Recently Renovated Lobby, Restrooms & Parking Lot
- Prime Location with High Visibility Along South Broadway
- Ideally Located Near Littleton Adventist Hospital & UC Health Highlands Ranch Hospital
- Easy Access to C-470, South Broadway, County Line Rd. & Santa Fe Dr.
- Conveniently Located Near Restaurants, Retail & Hotels

2023 DEMOGRAPHICS

Radius	Population	Avg. HH Income	Home Value
2 Mile	48,217	\$130,461	\$447,928
5 Mile	251,321	\$140,998	\$495,566
10 Mile	825,435	\$122,982	\$480,821

PROPERTY DETAILS

	<u>Second Floor</u>
AVAILABLE SUITES	• Suite 207: 1,020 SF • Suite 202: 1,312 SF • Max Contig.: 2,332 SF
LEASE RATE	Contact Broker for Pricing
LEASE TYPE	Full Service
TENANT IMPROVEMENTS	T.I. Package Negotiable
PARKING	3.86:1,000 (97 Surface)
BUILDING SIZE	25,802 SF
Y.O.C.	1984 - Recently Renovated
ZONING	MU (Mixed-Use)
CITY / COUNTY	Littleton / Arapahoe

TRAFFIC COUNTS

Vehicles Per Day (VPD)

Approx. 17,600 VPD on Lincoln St. at Mineral Ave.

Approx. 37,000 VPD on S. Broadway at Grant Way

Approx. 83,000 VPD along C-470 at Santa Fe.

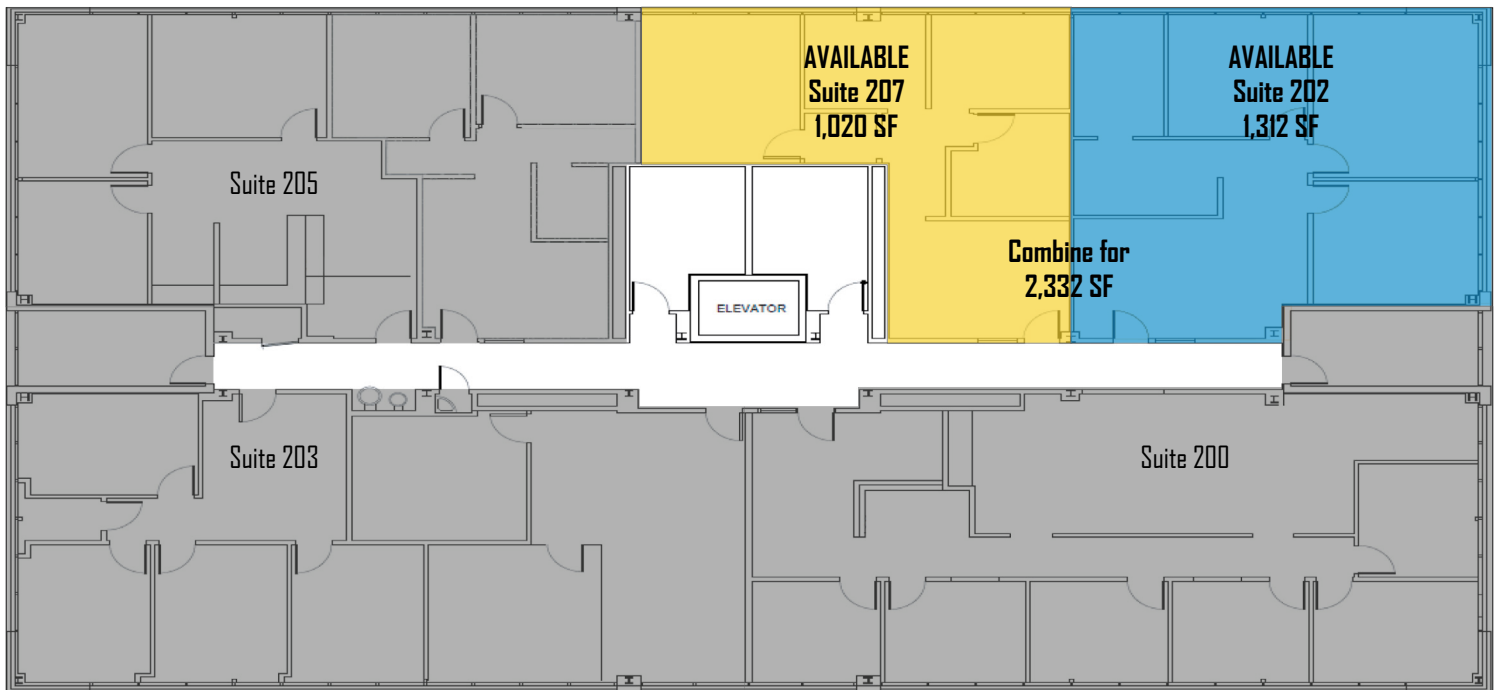
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AVAILABLE SUITES



TREVEY COMMERCIAL
10510 Dransfeldt Rd, Suite 100
Parker, Colorado 80134
303-841-1400 | www.trevey.com

DAVID MARULLI
Capital Markets
david@trevey.com
C: 720-298-2840

NICK BEACH
V.P. Sales & Leasing
nbeach@trevey.com
C: 719-237-0880

[CLICK HERE TO DOWNLOAD CREC BROKERAGE DISCLOSURE](#)

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