

RIVER PARK SANTA FE & MINERAL



RIVER PARK

SWC SANTA FE DR. & MINERAL AVE
LITTLETON, COLORADO 80120



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 **Evergreen**
Development | Services | Investments



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LITTLETON
EQUINE MEDICAL
CENTER

DESTINATION DISTRICT
UNDER CONTRACT

PARKING DECK
HOMESTEAD
DISTRICT
MULTIFAMILY - 278 UNITS
DEVELOPED BY EVERGREEN

PARCEL F - ALEXAN
12.06 AC
243 FOR RENT UNITS

AVAILABLE
12,000 SF

LOT 9
AVAILABLE

UNDER
CONTRACT

DAILY NEEDS DISTRICT

AVAILABLE

LIFESTYLE
DISTRICT

Santa Fe Dr

85

76,940 vpd

Nichols St 24,760 vpd

Santa Fe Dr

47,550 vpd

This site plan is conceptual, building footprints and/or lot sizes can be adjusted to meet end user requirements

CREDIT
UNION
3900 SF

RIVERPARK

INTRODUCING A NEW MIXED USE DEVELOPMENT WITH RETAIL, MULTI-FAMILY, SENIOR HOUSING, AND OFFICE AT THE SWC OF SANTA FE DR. AND MINERAL AVE. IN LITTLETON, CO. FOUR DISTINCT DISTRICTS POSITIONED SOUTH OF THE MINERAL LIGHT RAIL STATION (4,577 RIDERS PER DAY) AND NORTH OF THE TOLL BROTHERS HOUSING DEVELOPMENT (390 NEW HOMES). NEW QUAD ROAD INTERSECTIONS WILL BE ADDED AT SANTA FE DR. AND NICHOLS DR. AND AT MINERAL AVE. AND PLATTE RIVER PKWY. TO ASSIST WITH THE 124,490 VEHICLES PER DAY AT THE SANTA FE DR. AND MINERAL AVE. INTERSECTION.



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DAILY NEEDS

DRIVE-THRU AVAILABILITY FOR USERS SUCH AS QSR, CAR WASH, AND FINANCIAL INSTITUTIONS. SPECIALTY GROCERY, RETAIL AND MEDICAL ARE OTHER DESIRABLE USES TO COMPLETE THE MIXED-USE DAILY NEEDS DISTRICT.

LOT	SIZE	AVAILABILITY
LOT 1	1.92 ACRES	AVAILABLE
LOT 3	1.83 ACRES	QUIKTRIP GAS
LOT 4	1.19 ACRES	BUBBLE BATH CAR WASH
LOT 5	0.86 ACRES	VALVOLINE
LOT 6	1.03 ACRES	AVAILABLE
LOT 7	1.27 ACRES	CHIPOTLE
LOT 8	1.38 ACRES	AVAILABLE
LOT 9	2.6 ACRES	AVAILABLE
LOT 10	3.3 ACRES	SENIOR LIVING



SANTA FE & MINERAL PARK RIVER

LIFESTYLE

EAT, DRINK, AND PLAY IN LITTLETON'S NEWEST LIFESTYLE DISTRICT.
 OPPORTUNITIES FOR SIT DOWN RESTAURANTS WITH OUTDOOR SEATING.
 ACTIVATED PLAZA WITH SHOPS SPACE.

LIFESTYLE OUTPARCELS

LOT	SIZE	AVAILABILITY
LOT B	0.88 ACRES	AVAILABLE
LOT C	0.87 ACRES	AVAILABLE
LOT D	1.01 ACRES	AVAILABLE
LOT E	0.78 ACRES	AVAILABLE
LOT F	1.31 ACRES	AVAILABLE

Lots can be combined / demised differently than shown.

LIFESTYLE SHOPS

LOT	SIZE	AVAILABILITY
SHOP NORTH	10,393 SF (DIVISIBLE)	SEE PAGE 6
SHOP SOUTH	9,404 SF (DIVISIBLE)	SEE PAGE 6

Suites can be combined / demised differently than shown.

NORTH SHOPS RENDERING



SOUTH SHOPS RENDERING



LIFESTYLE SHOPS

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NORTH LIFESTYLE SHOP

TENANT	SIZE	AVAILABILITY
110	2,200 SF	AVAILABLE
120	1,193 SF	AVAILABLE
130	1,200 SF	DEAL PENDING
140	3,500 SF	DEAL PENDING

Suites can be combined / demised differently than shown.

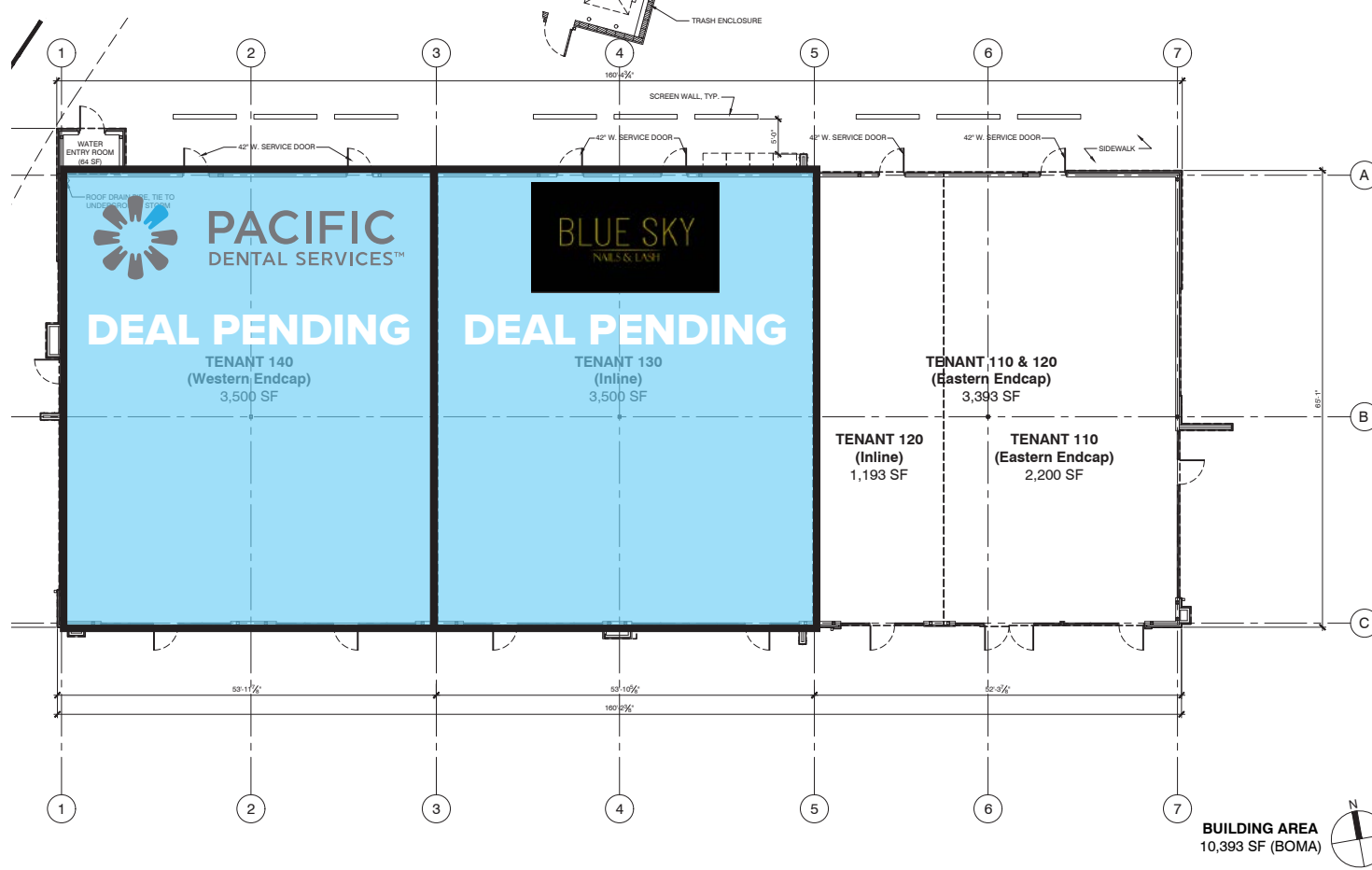
SOUTH LIFESTYLE SHOP

TENANT	SIZE	AVAILABILITY
110	2,400 SF	AVAILABLE
120	1,500 SF	AVAILABLE
130	1,200 SF	AVAILABLE
140	2,000 SF	AVAILABLE
160	2,304 SF	AVAILABLE

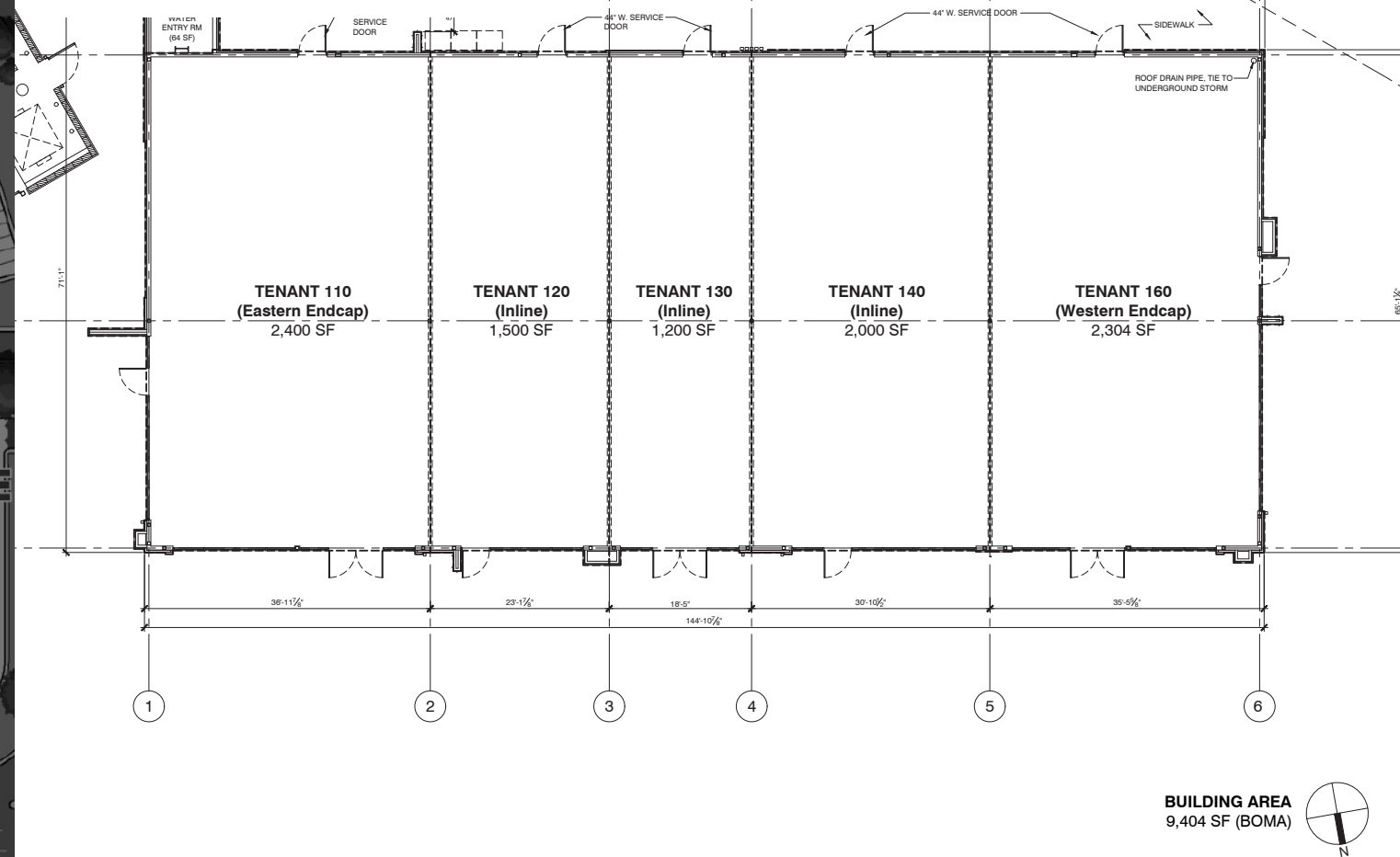
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NORTH SHOPS



SOUTH SHOPS



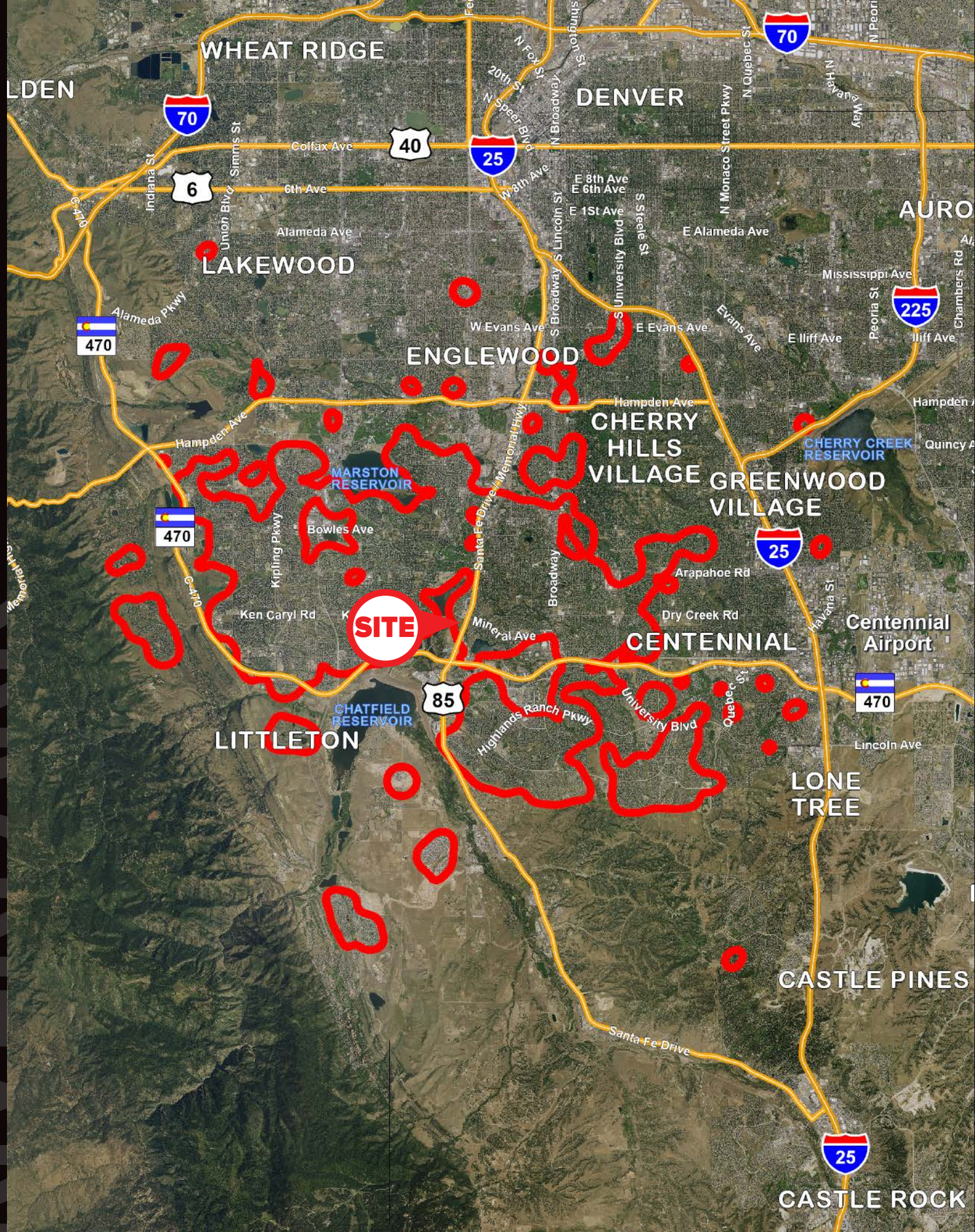
DESTINATION

ADJACENT TO SOUTH PLATTE RIVER OPEN SPACE WITH TRAIL CONNECTION FROM RIVERPARK TO SOUTH PLATTE TRAIL. HIKE OR RIDE TO RESTAURANTS WITH EXPANSIVE PATIOS TO TAKE ADVANTAGE OF UNPARALLELED VIEWS. OPPORTUNITY FOR BREWERY WITH BEER GARDEN AND DESTINATION RETAIL.

LOT	SIZE	AVAILABILITY
LOT 13	4.35 ACRES	UNDER CONTRACT



RIVERPARK & MINERAL SANTA FE



TRUE TRADE AREA (TTA) DEMOGRAPHICS



TRUE TRADE AREA SIZE

60+ MILES



POPULATION

288,783



POPULATION DENSITY

4,725.4



FAMILY HOUSEHOLDS

76,523



AVERAGE HOUSEHOLD INCOME

\$148,546



MEDIAN HOUSEHOLD INCOME

\$111,646

* TTA information courtesy of placier.ai and demographics courtesy of ESRI.
TTA based on 70% of traffic volume to shopping center over a 12-month period.



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