

RIVER PARK SANTA FE & MINERAL



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



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 **Evergreen**
Development | Services | Investments



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

CREDIT
UNION
3,900 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	DEAL PENDING - MEDICAL
LOT 3	1.83 ACRES	QUIK TRIP GAS
LOT 4	1.19 ACRES	QUIK TRIP CAR WASH
LOT 5	0.86 ACRES	VALVOLINE
LOT 6	1.03 ACRES	NATIONAL COFFEE
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

LIFESTYLE

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

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.

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 OUTPARCELS		
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NORTH SHOPS RENDERING

Architectural rendering of the North Shops building, a modern commercial structure with large glass windows and multiple "SIGNAGE" signs. The building features a mix of wood paneling and stone accents. Outdoor seating areas with umbrellas are visible in front of the entrance. Several white human figures are placed around the building to provide scale.



LIFESTYLE SHOPS

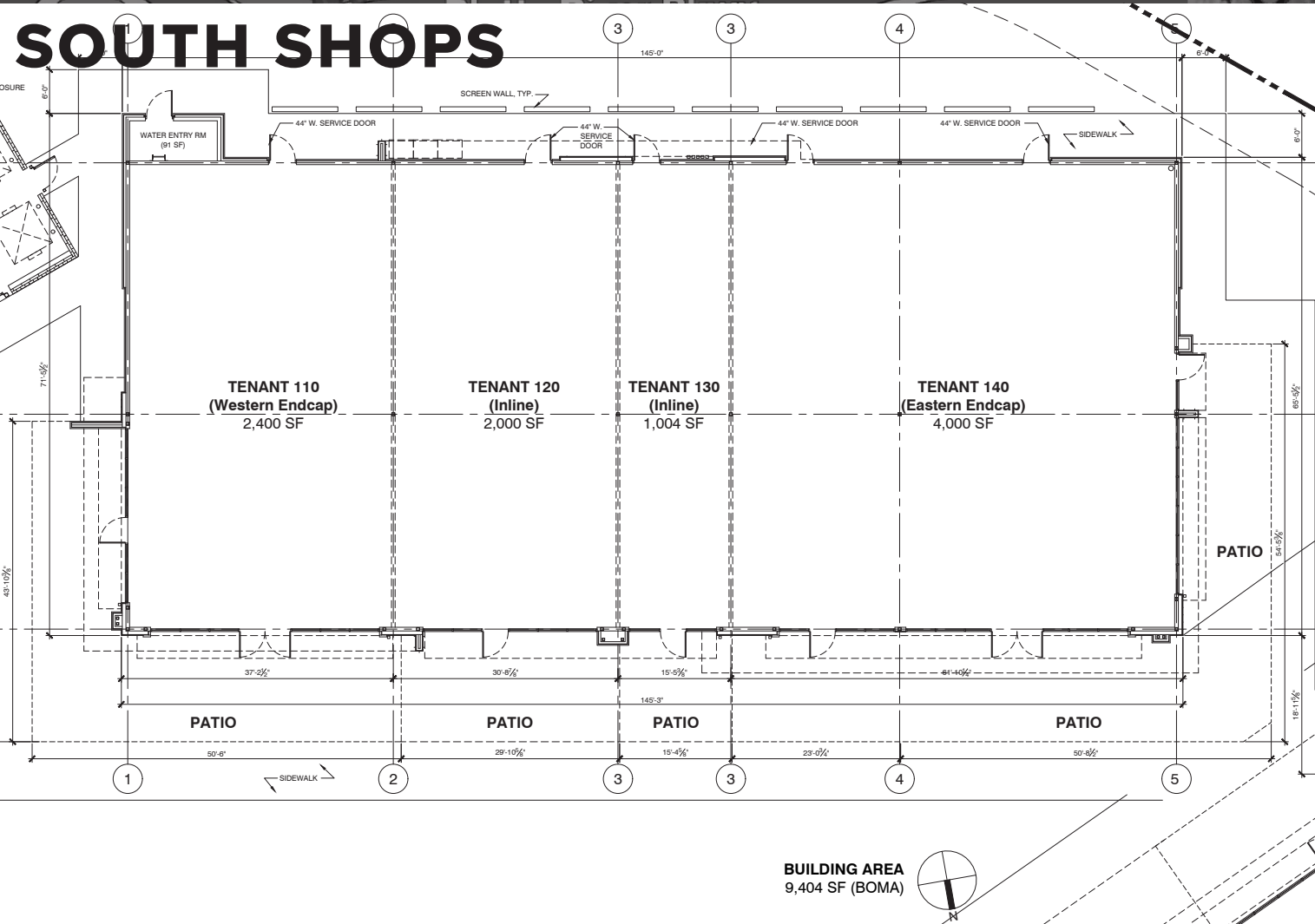
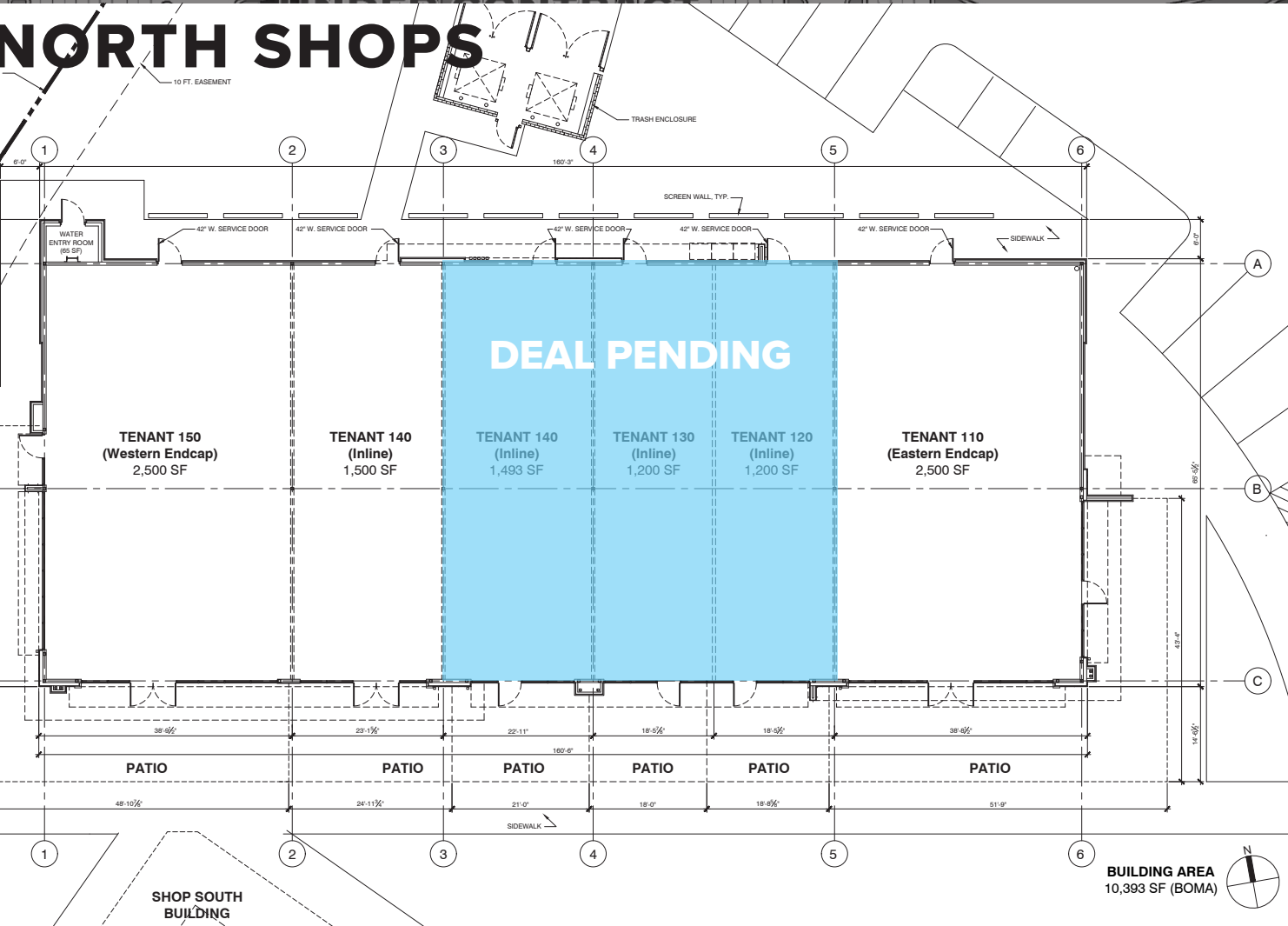
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NORTH LIFESTYLE SHOP		
TENANT	SIZE	AVAILABILITY
110	2,500 SF	AVAILABLE
120	1,200 SF	DEAL PENDING
130	1,200 SF	DEAL PENDING
140	1,493 SF	DEAL PENDING
140	1,500 SF	AVAILABLE
150	2,500 SF	AVAILABLE

Suites can be combined / demised differently than shown.

SOUTH LIFESTYLE SHOP		
TENANT	SIZE	AVAILABILITY
110	2,400 SF	AVAILABLE
120	2,000 SF	AVAILABLE
130	1,004 SF	AVAILABLE
140	4,000 SF	AVAILABLE

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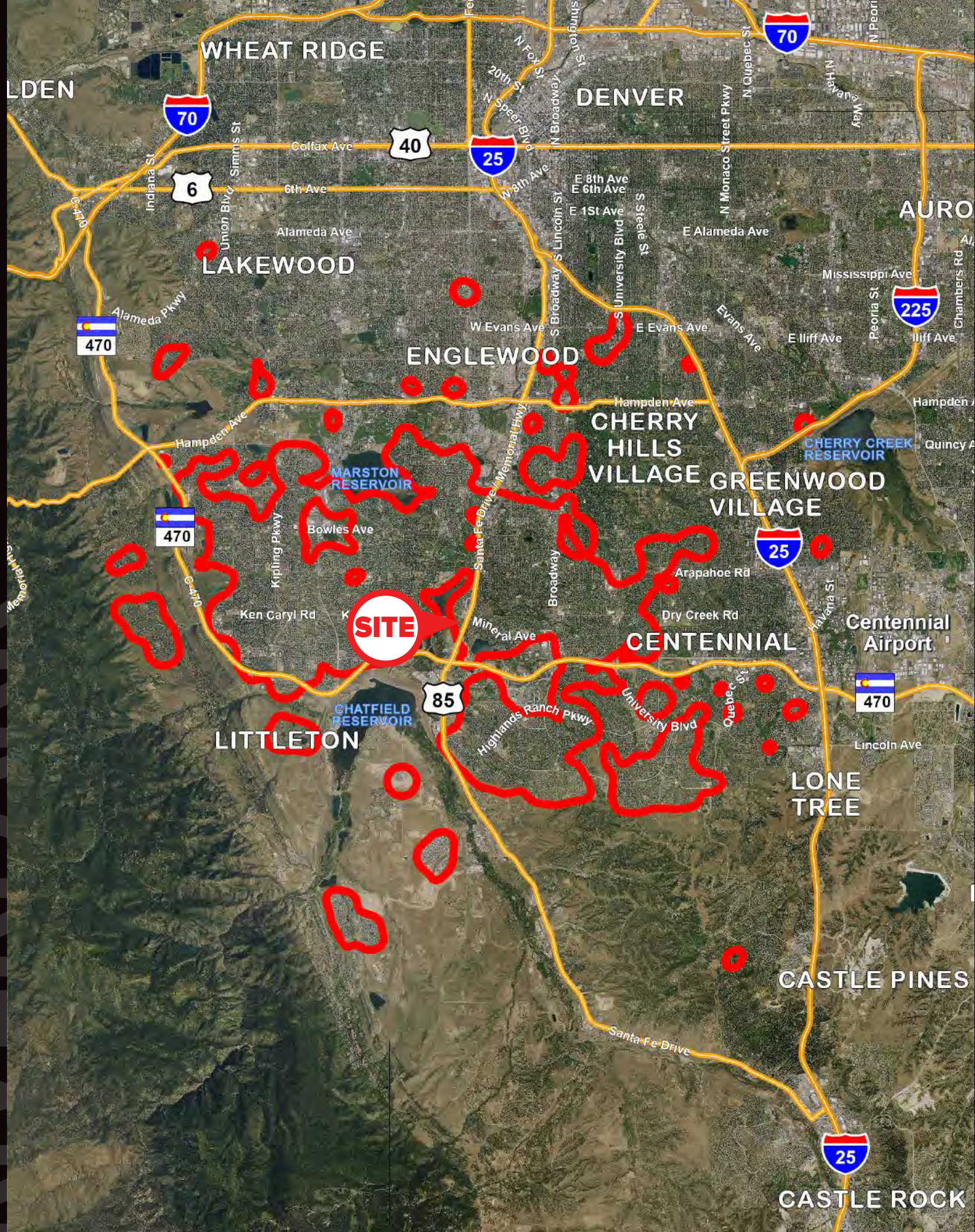


DESTINATION

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





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 placer.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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