

# WELLS FARGO PROFESSIONAL BUILDING

8500 W. BOWLES AVE. | LITTLETON, CO 80123



## BUILDING INFORMATION

- » Property Size: 36,656 SF
- » Year of Construction: 1984
- » Stories: Three (3)
- » Total Op. Exp.: \$9.22/SF (2017)
- » Parking Ratio: 4:1,000 SF

## Features & Amenities

- » Excellent visibility with over 50,000 cars driving past per day
- » Monument signage available
- » Directly across the street from Southwest Plaza Mall
- » Access to Downtown Littleton Light Rail Station via Bus 59
- » Wells Fargo Bank on-site



Average Household Income  
(3-Mile Radius)

**\$105,776**



Median Housing Value  
(3-Mile Radius)

**\$326,291**



Population  
(5-Mile Radius)

**223,338**



Traffic Volume  
(2016)

**50,247**

## NEARBY AMENITIES

### SOUTHWEST PLAZA MALL

Cheesecake Factory  
Bad Daddy's Burger Bar  
Chili's  
Chipotle  
Mod Market  
Panera  
Mad Greens  
Tokyo Joe's  
Zoë's Kitchen  
Sears Auto Center  
Bank of the West  
US Bank

### RESTAURANTS

1. Starbucks
2. QDOBA
3. Garbanzo Mediterranean Grill
4. Taste of Philly
5. Lucha Cantina
6. Red Robin
7. IHOP
8. Red Lobster
9. Outback Steakhouse
10. Bonefish Grill
11. Olive Garden
12. Chick-fil-a
13. Applebee's
14. Del Taco
15. Wendy's

### RESTAURANTS CONT.

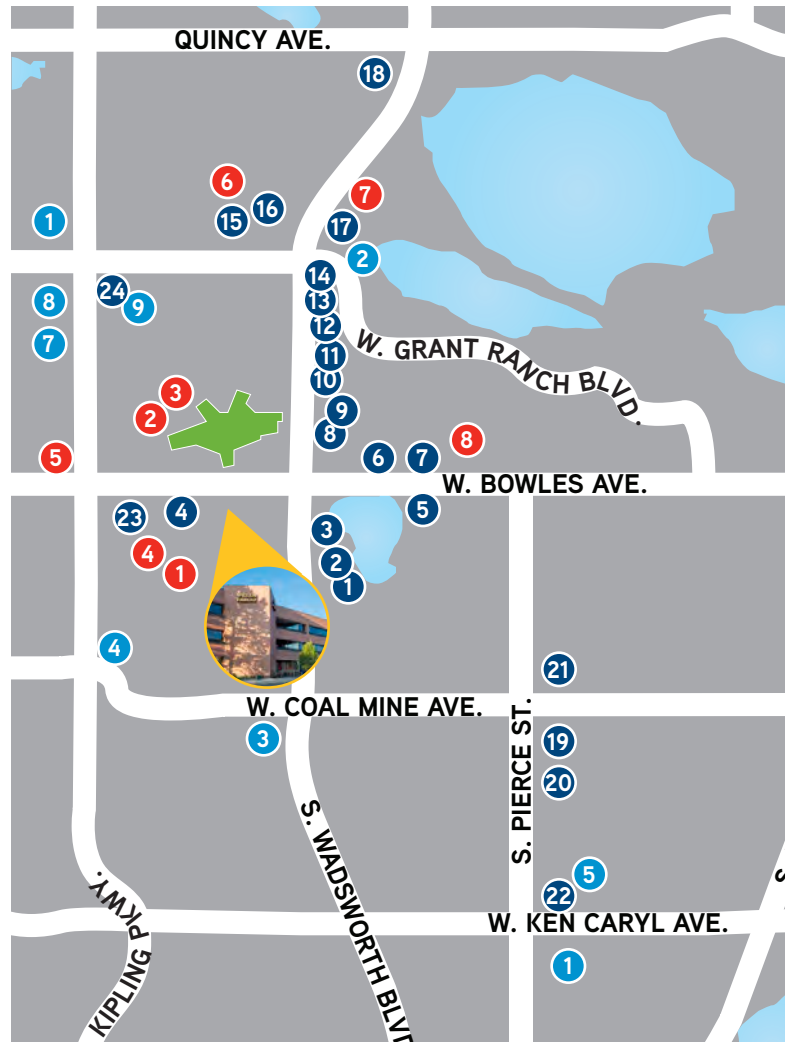
16. Larkburger
17. Hacienda Colorado
18. Panda Express
19. Subway
20. Starbucks
21. Domino's
22. Robert's Italian Restaurant and Deli
23. Blackjack Pizza & Salads
24. Yogurtland

### FITNESS

1. Chuze Fitness
2. Yoga Pod Littleton
3. CycleBar
4. 24 Hour Fitness
5. Aspire Fitness
6. Orangetheory Fitness
7. Club USA Fitness
8. Raccoon Creek Golf Course

### BANKS

1. Wells Fargo Bank
2. Chase Bank
3. FirstBank
4. Chase Bank
5. Bank of the West
6. Bellco Credit Union
7. FirstBank
8. Keybank



## AVAILABILITIES

*\*There are currently no vacancies available*

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