

TRADE AREA DEMOGRAPHICS

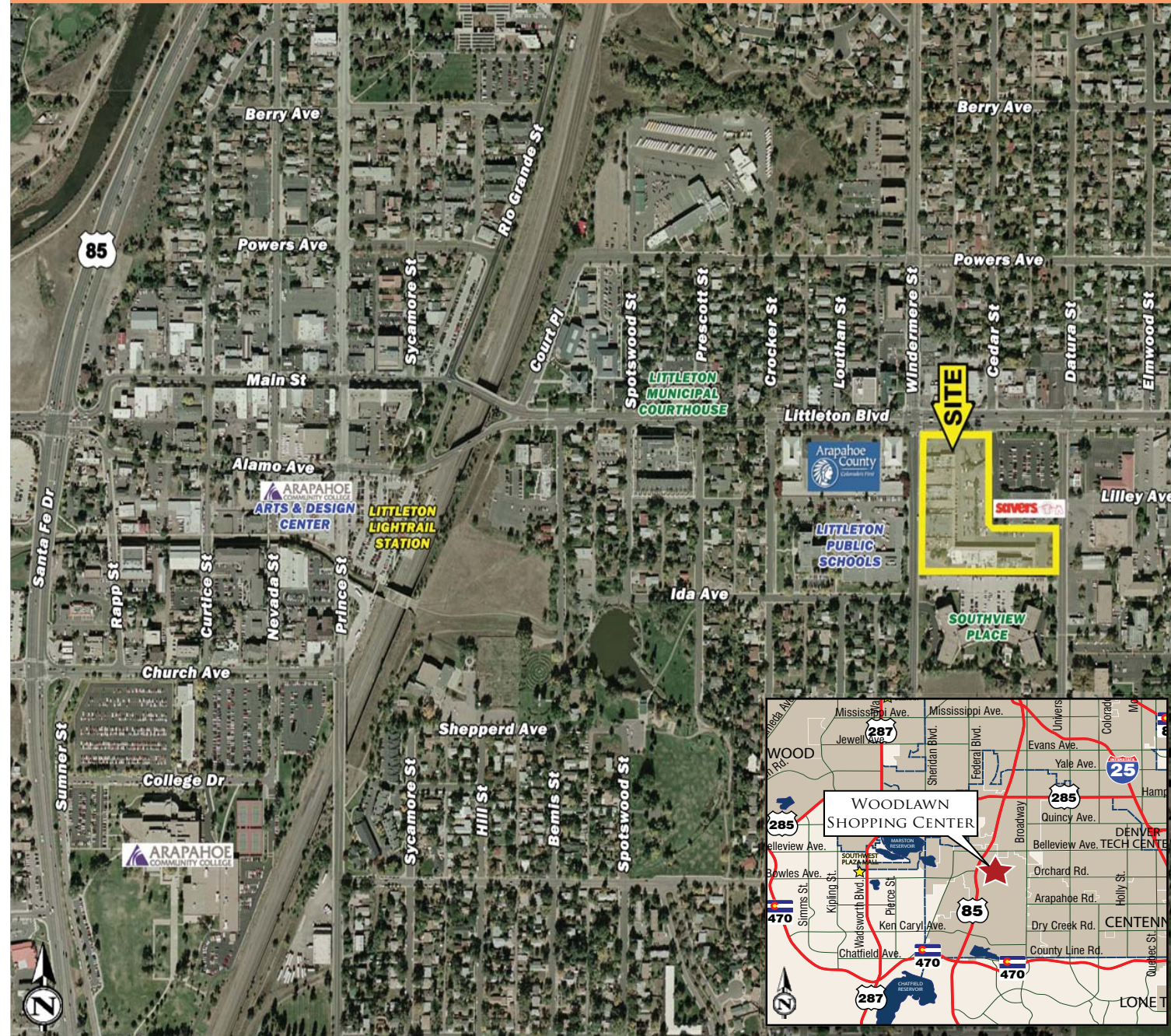
	1 Mile	3 Mile	5 Mile
Population	13,675	87,470	255,926
Average HH Income	\$49,852	\$76,815	\$87,061
Businesses	1,015	4,668	11,309
Employees	13,565	51,825	125,096

Source: Applied Geographic Solutions, 2008 Estimates

TRAFFIC COUNTS

On Littleton Blvd west of Windermere St	24,580 Cars/day
On Littleton Blvd east of Windermere St	26,428 Cars/day

Source: City of Littleton 2007



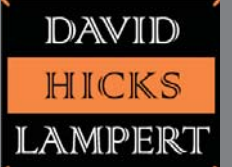
WOODLAWN SHOPPING CENTER

SEC OF LITTLETON BOULEVARD & WINDERMERE STREET - LITTLETON, COLORADO

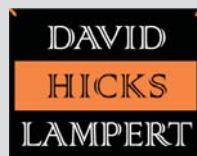


- Full renovation of Woodlawn Shopping Center complete.
- High visibility retail space with superb demographics.
- Lease rates range from \$10.00 - \$20.00 per square foot
\$6.00 - \$8.00/SF lower level space.
- Pad site on Littleton Boulevard available January 2010
\$45,000 per year ground lease.
- Over 13,000 employees within one-mile radius of site.

DEVELOPED BY



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FOR MORE INFORMATION, PLEASE CONTACT:

KEN HIMEL

303.694.6082 x303

ken.himel@dhlp.com

JENNIFER WEST

303.694.6082 x381

jennifer.west@dhlp.com

**DAVID, HICKS & LAMPERT
BROKERAGE, LLC**

7800 E. Orchard Road, Suite 150

Greenwood Village, CO 80111

Telephone 303.694.6082

Fax 303.793.0994

www.dhlp.com



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DEVELOPED BY
Littleton Capital Partners, LLC

- 100 Angelo's CD's
- 100A Louie's Diner
- 100B 1,688 SF Available
- 101 Woodlawn Liquors
- 103 Taqueria Los 3 Reyes
- 104 Advance America
- 105 Crown Trophy
- 106 Family Dollar Store
- 108 4,098 SF Available
- 109 The Corner Bookstore

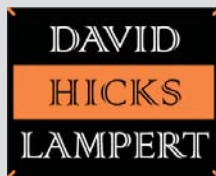
MALL LEVEL

- 110A Blueberry's Bakery
- 110B The Thrifty Scotsman
- 110C 1,554 SF Available - Main
- 110D 2,000 SF Available - Main
- 110E US Post Office
- 110G 868 SF Available - Main

LOWER LEVEL

- 140 10,210 SF Available

- 111 Sherwin Williams
- 112 Bullocks Barber Shop
- 113 1,418 SF Available
- 114 462 SF Available
- 116 Woodlawn Veterinary
- 118 The Poodle Shop
- 119 Christian Science Reading
- 120 B.B. O'Reilly's
- 121 State Beauty Supply
- 122 Mountain Man Nut & Fruit
- 124A 3,800 SF Available
- 124B 2,300 SF Available
- 126-27 Developmental Pathways
- 132 New Creations Beauty Salon
- 135 Fresh Start Laundry



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