

13873 W Bowles Place

LITTLETON, CO 80127

±2.73 ACRES LIGHT INDUSTRIAL / FLEX LAND
INCLUDES DEVELOPMENT PLANS FOR SHALLOW BAY INDUSTRIAL
CO-470 & W BOWLES AVE



W. Bowles Ave



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Investment Highlights



Approved Site Development Plan

Approved SDP included for a $\pm 30,800$ SF flex industrial project



Rare Infill Development Site

± 2.7 acres of developable land in a built-out submarket



Prime C-470 / Bowles Avenue Location

Positioned at one of the southwest metro's primary interchanges



Visibility, Access & Views

Excellent visibility, regional access and exceptional mountain views



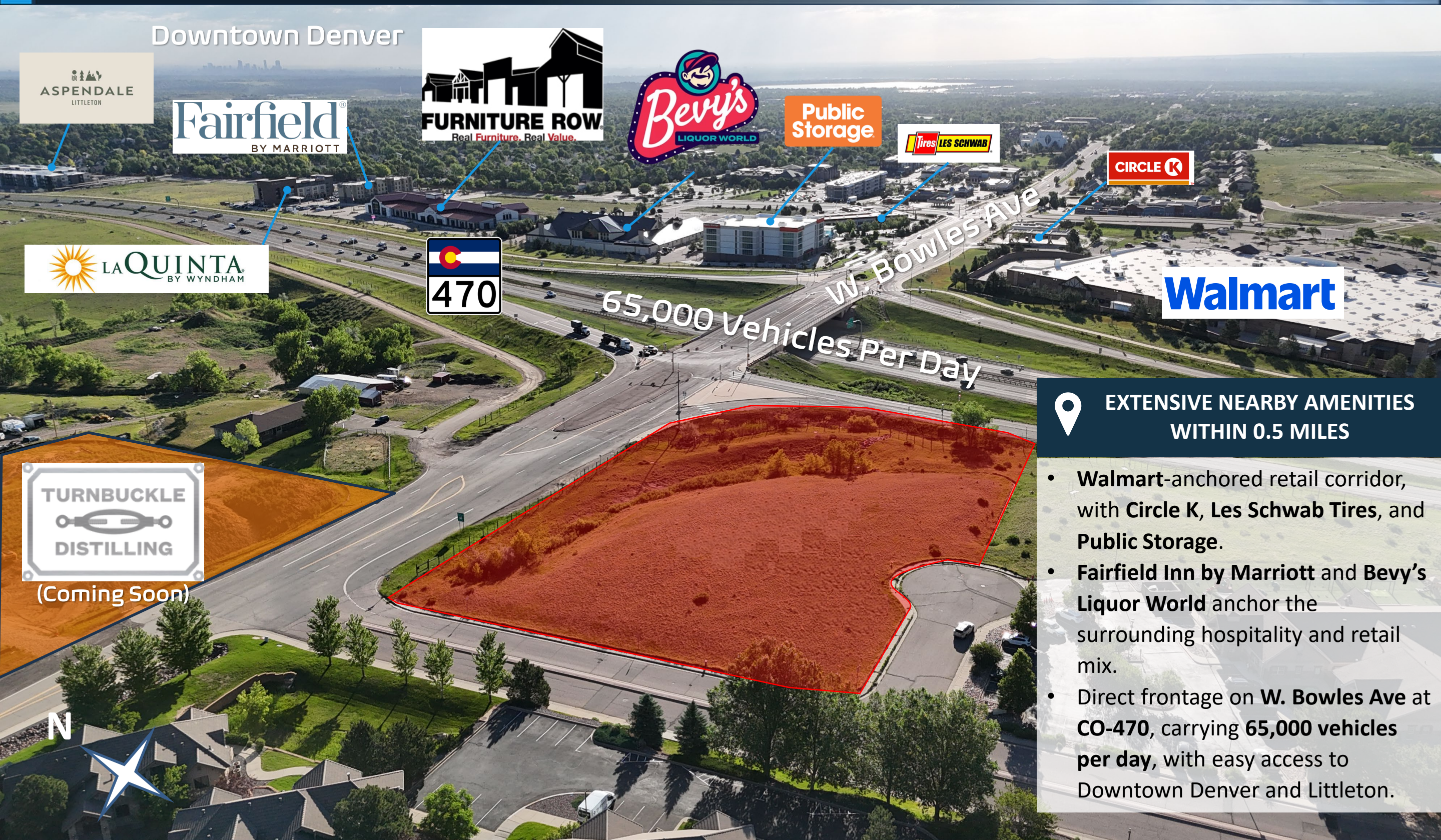
Strong Surrounding Demographics

Established, high-income trade area along a proven commercial corridor

Potential Site Plan



Aerial View: Bowles Place



EXTENSIVE NEARBY AMENITIES WITHIN 0.5 MILES

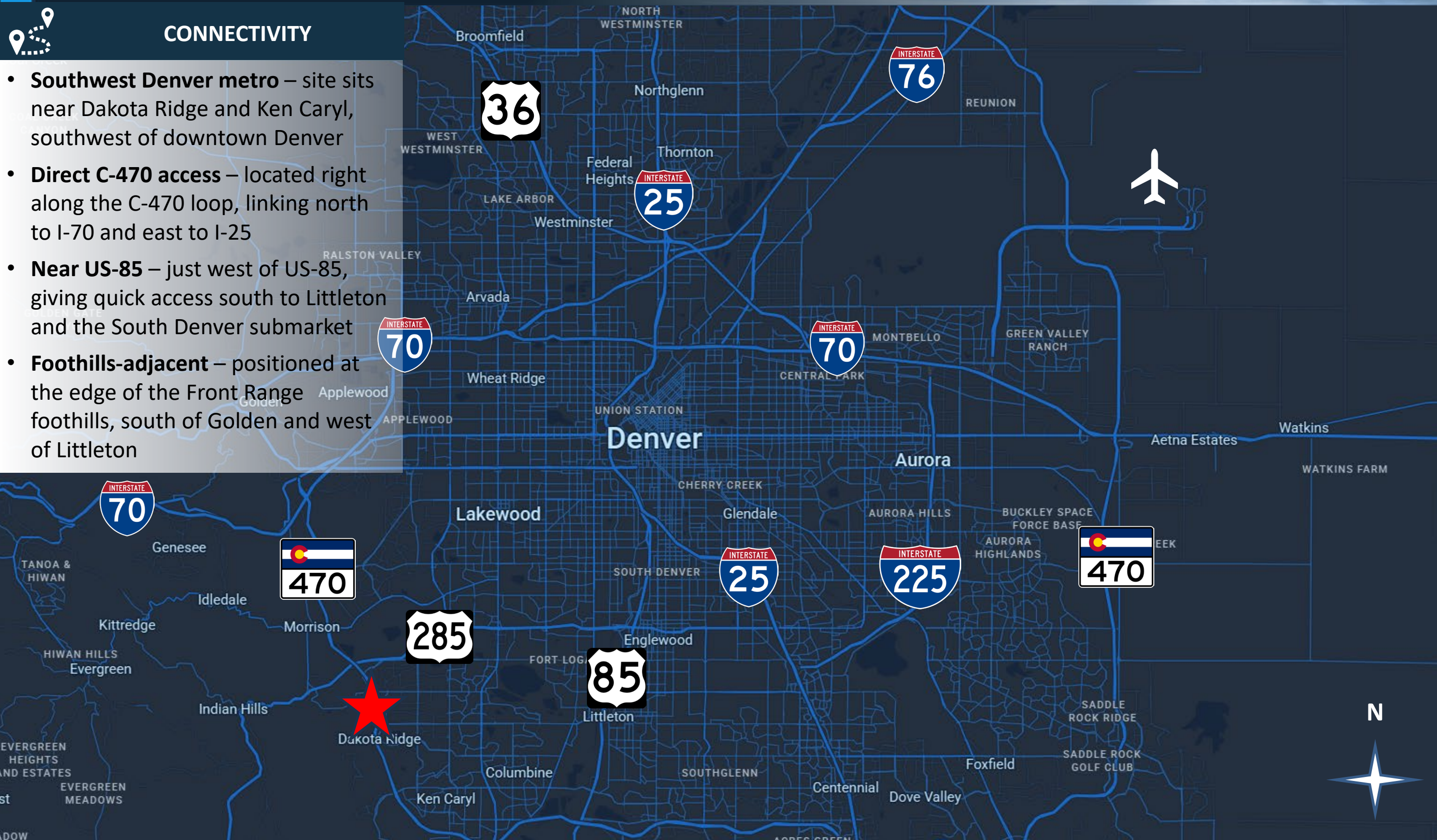
- **Walmart**-anchored retail corridor, with **Circle K**, **Les Schwab Tires**, and **Public Storage**.
- **Fairfield Inn by Marriott** and **Bevy's Liquor World** anchor the surrounding hospitality and retail mix.
- Direct frontage on **W. Bowles Ave** at **CO-470**, carrying **65,000 vehicles per day**, with easy access to Downtown Denver and Littleton.

Connectivity View: Bowles Place



CONNECTIVITY

- **Southwest Denver metro** – site sits near Dakota Ridge and Ken Caryl, southwest of downtown Denver
- **Direct C-470 access** – located right along the C-470 loop, linking north to I-70 and east to I-25
- **Near US-85** – just west of US-85, giving quick access south to Littleton and the South Denver submarket
- **Foothills-adjacent** – positioned at the edge of the Front Range foothills, south of Golden and west of Littleton



Zoning / Comprehensive Plan

KEY ZONING SUMMARY



PERMITTED BY RIGHT



Short-Bay Industrial / Light Manufacturing



Research & Development / Flex Space



Professional & Medical Offices



Distribution & Warehouse Uses



NOT PERMITTED



Residential Dwellings



Grocery / Department Stores



CURRENT DESIGNATION

CD-RS – Small-Scale Retail (Corridor District)

Jefferson County, CO – Section 26

35–40 ft max height · no GFA cap for industrial

KEY TAKEAWAY

Site is zoned CD-RS, which permits short-bay industrial, flex, and R&D uses as light-industrial uses with no GFA cap.





KENA
CAPITAL ADVISORS

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