

OFFICE SPACE FOR LEASE

1100 W LITTLETON SUITE 400 | 1,019 SF | AVAILABLE

1100 W Littleton Blvd, Littleton CO 80120

1100 Littleton Blvd.

Tenant shall receive the first two months FREE OF RENT if a lease is signed before January 1st.

navpoint
REAL ESTATE GROUP



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EXECUTIVE SUMMARY


BUILDING SIZE
24,320 SF


NUMBER OF FLOORS
4 FLOORS


LEASE RATE
\$25.00/SF


SF RANGE
1,019 SF

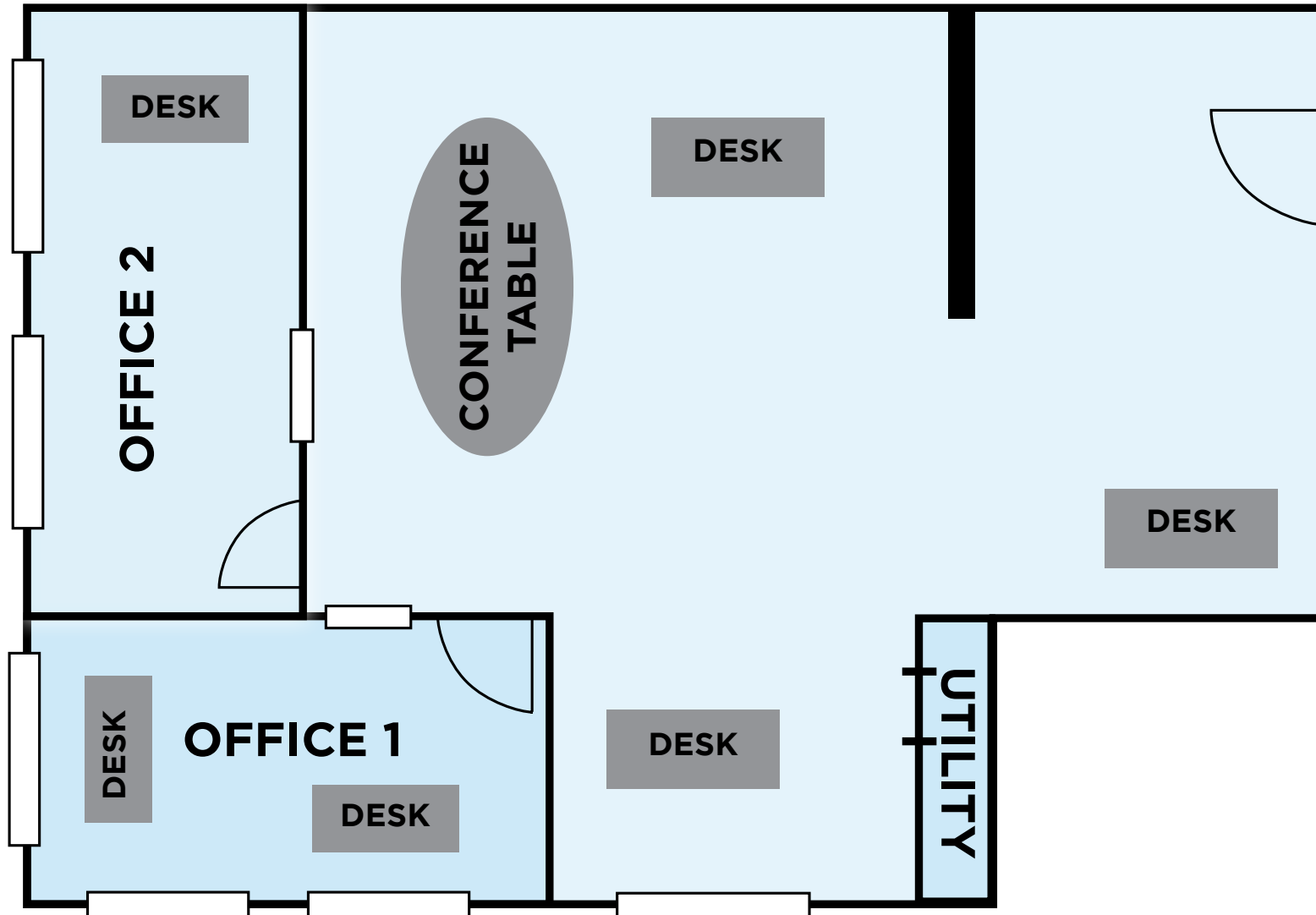

ZONING
B-2

Property Highlights

- Minutes from Downtown Littleton.
- Rare small office space.
- Desks and conference table included.
- Parking spaces always available.



FLOOR PLAN

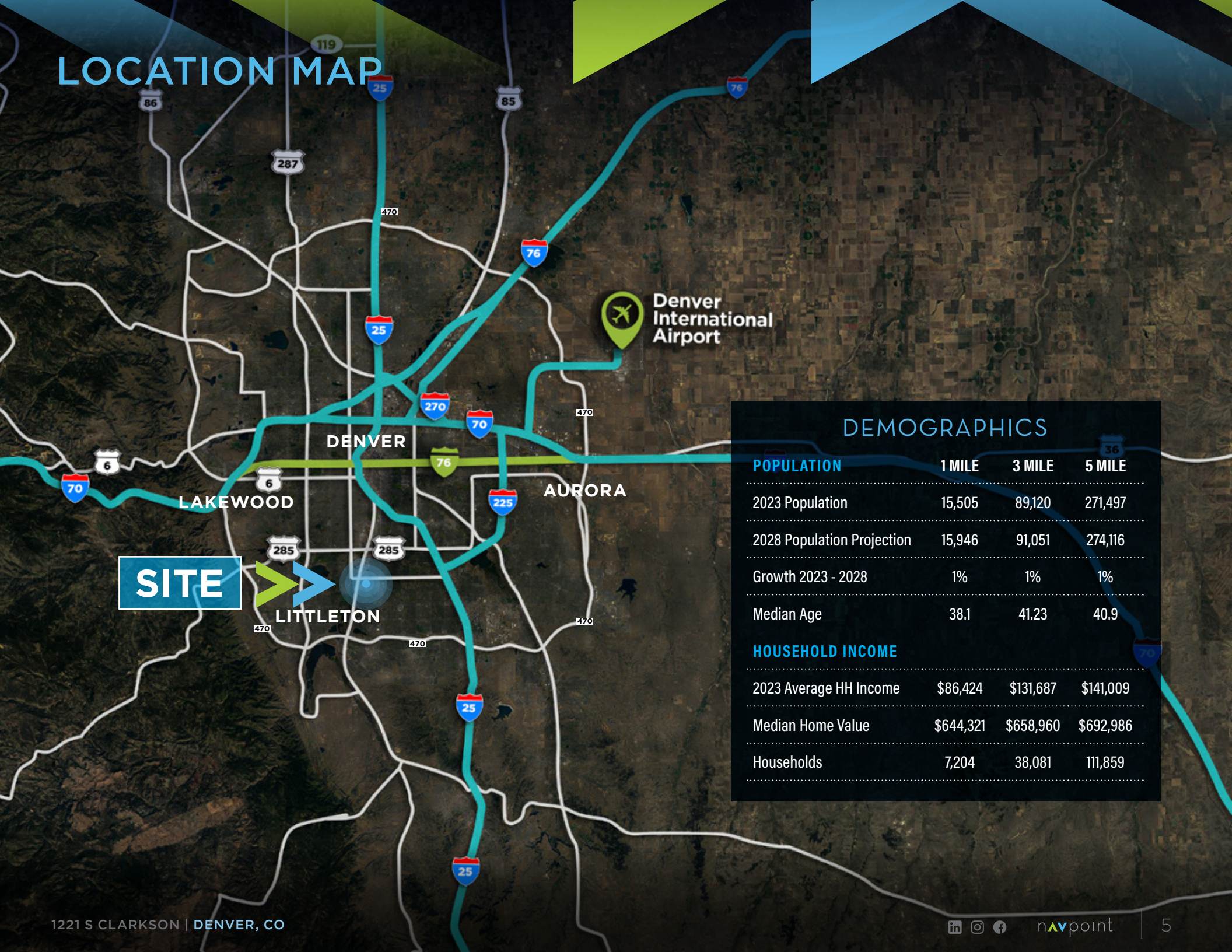


***DRAWING NOT TO SCALE**

NEIGHBORHOOD MAP



LOCATION MAP



DEMOGRAPHICS

POPULATION	1 MILE	3 MILE	5 MILE
2023 Population	15,505	89,120	271,497
2028 Population Projection	15,946	91,051	274,116
Growth 2023 - 2028	1%	1%	1%
Median Age	38.1	41.23	40.9
HOUSEHOLD INCOME			
2023 Average HH Income	\$86,424	\$131,687	\$141,009
Median Home Value	\$644,321	\$658,960	\$692,986
Households	7,204	38,081	111,859

CLOSER LOOK AT LITTLETON

STRONG DEMOGRAPHICS FOR THIS TYPE OF PROPERTY

POPULATION POSITIVE GROWTH

- 2019 – 85,137
- Estimated 2024 – 88,831 (4.34% positive growth)

FINANCIALLY STABLE

- Median household income is \$89,267 within a 1 mile radius
- 87.36% of the population within 1 mile are homeowners

Perfect location for executive office spaces as over 50% of the workforce within a 1 mile radius have a travel time to their work of over 30 minutes.

- 30-60 minute travel time (43.59%)
- 60+ minute travel time (6.93%)

DOWNTOWN LITTLETON

Downtown Littleton is located approximately two miles from this office building. Office spaces are available there, but are often difficult for tenants because of the lack of parking. There are over 220 businesses in downtown. Main Street is lined with charming art galleries, antique shops, unique clothing boutiques and popular restaurants and bars. Downtown hosts numerous events including: a weekly Farmer's Market, Mardis Gras celebration, fireworks, concerts and art shows. The 87th annual Western Welcome Week celebration is a community favorite hosting 40 events benefiting local civic and charitable organizations.

STRONG RESIDENTIAL NEIGHBORHOODS

Desireable mid to high income neighborhoods such as Bow Mar, Grant Ranch, and Highlands Ranch are all within 10-15 minutes of the building making it a great option for the professional who needs an office space away from home.



MARKET OVERVIEW

METROPLEX GROWTH - ECONOMY

Key drivers of the local economy include aerospace, bioscience, energy, financial services, health care, aviation, information technology and telecommunications. Denver's economy is expanding, with the annual change in gross metropolitan product expected to exceed 2 percent this year. Many of the largest firms are in population-serving businesses, such as retail and health care, and their expansions will track population and income growth. Denver is home to 10 Fortune 500 companies, including Newmont Goldcorp, Arrow Electronics, DISH Network, DaVita, Qurate Retail Group and VF Corporation.



5%
MANUFACTURING



19%
PROFESSIONAL AND
BUSINESS SERVICES



13%
GOVERNMENT



10%
LEISURE & HOSPITALITY



8%
FINANCIAL ACTIVITIES



18%
TRADE, TRANSPORTATION,
& UTILITIES



7%
CONSTRUCTION



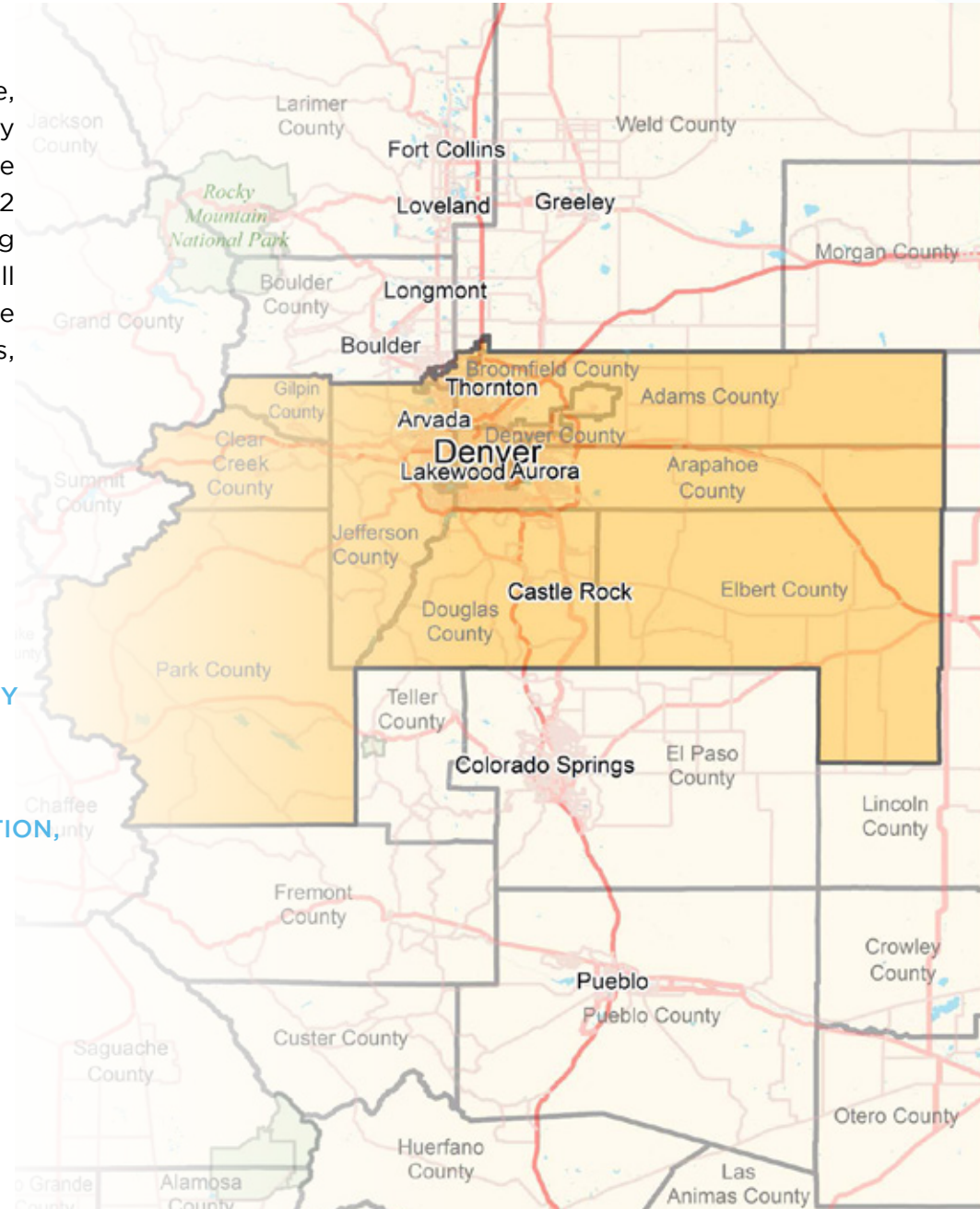
12%
EDUCATION &
HEALTH SERVICES



3%
INFORMATION



4%
OTHER SERVICES



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