

FOR SALE

12634 W INDORE PLACE

LITTLETON, CO 80127



CONFIDENTIAL OFFERING MEMORANDUM

 **PINNACLE**
REAL ESTATE ADVISORS

12634 W INDORE PLACE

LITTLETON, CO 80127

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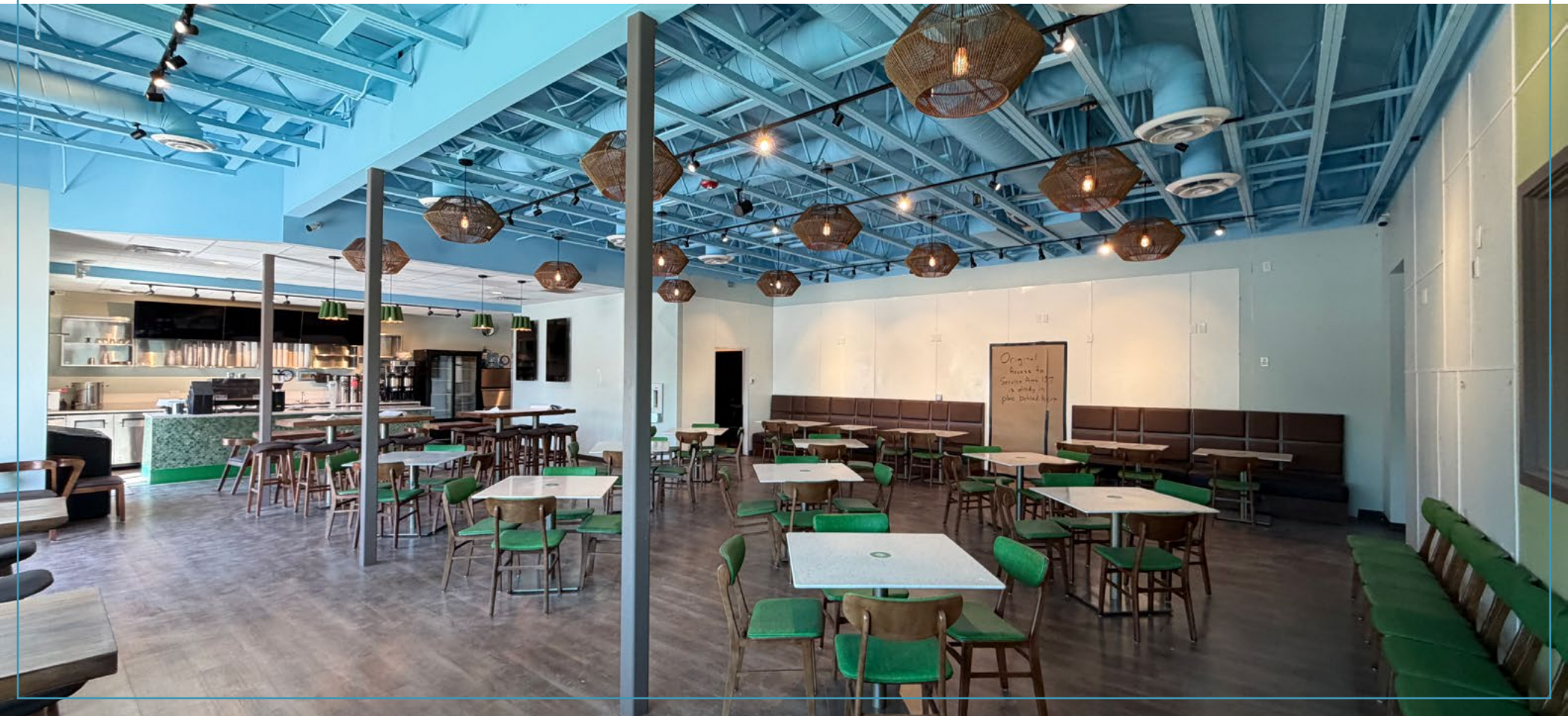
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PROPERTY HIGHLIGHTS

\$2,475,000 (\$485.96/SF)

~~\$2,775,000~~ (\$544.86/SF)

LIST PRICE

RETAIL

BUILDING TYPE

2001

YEAR BUILT

5,093 SF

BUILDING SIZE

38,768 SF

TOTAL LOT AREA

54

PARKING SPACES

P-D

ZONING



PROPERTY FEATURES

Second generation fully built out turnkey restaurant space with a commercial kitchen, coffee bar/bar, grease trap, hood system, walk in coolers and an exterior loading dock with direct kitchen access for seamless deliveries.

All restaurant infrastructure, furniture, fixtures, and equipment are included in the price.

Former successful IHOP location and most recently YouTopia who invested over \$1,000,000 since 2021 in significant capital improvements to the property, including new HVAC units, multiple new coolers, renovated interior and utility upgrades.

Ideally located with easy access from C 470 and West Ken Caryl Avenue and surrounded by dense single family and multifamily communities, new residential proposed and high median household income estimated at \$116,000.

Located within an established, diverse commercial development with tenants that drive area traffic, including Safeway, Ent Credit Union, Holiday Inn Express, Homegrown Tap & Dough, Hampton Inn and Suites, The Nest Schools, U.S. Bank and Chipotle.

Highly visible property with an average daily traffic count of approximately 24,026 vehicles on Ken Caryl and 61,468 on C-470 (www.drcog.org).

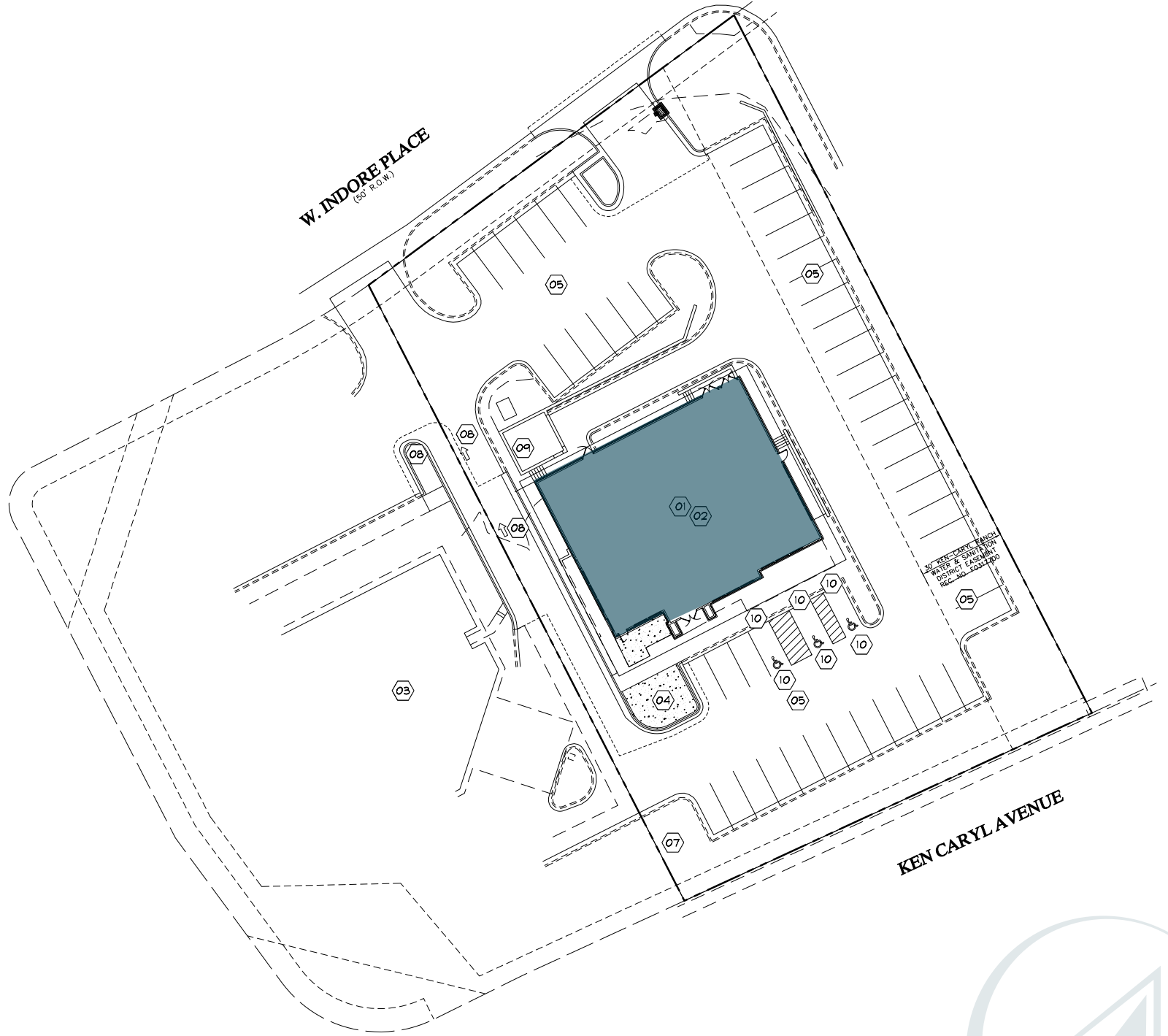
Lack of restaurants on the west side

CAPITAL IMPROVEMENTS

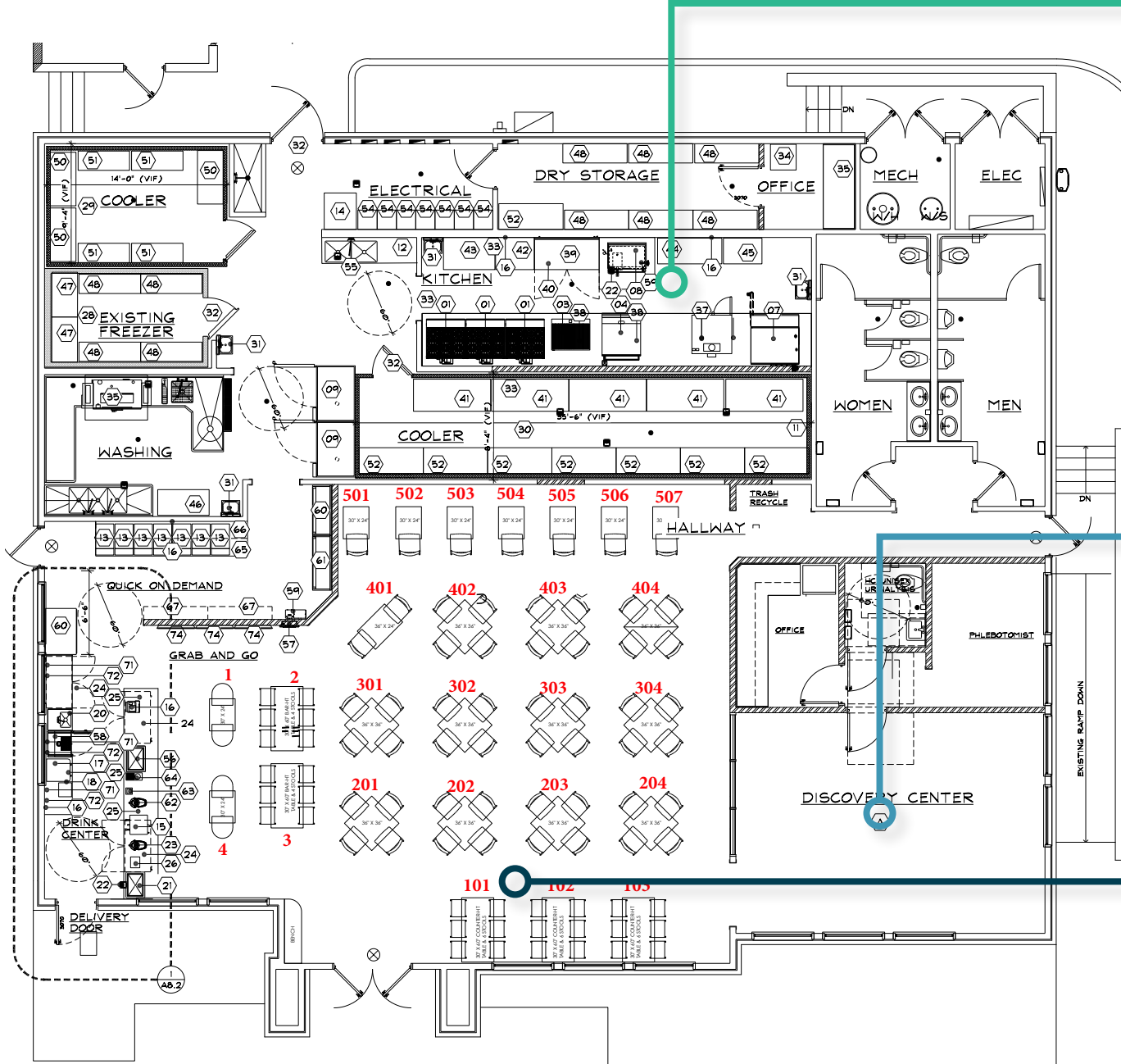
Owners completed a comprehensive interior gut renovation and full rehabilitation of the property. Total building improvements exceeded \$1 million, including the replacement of all rooftop HVAC units. In addition, over \$550,000 was invested in machinery, furniture, fixtures, and equipment (FF&E), featuring a complete upgrade to brand-new, state-of-the-art kitchen equipment. Major improvements included new restaurant ranges, Combi ovens, tilting skillet, blast chillers, refrigerated merchandisers, walk-in coolers, espresso/cappuccino machine, and stainless-steel work surfaces. The investment also covered all new smallware's, as well as new tables and chairs for restaurant seating.



SITE PLAN



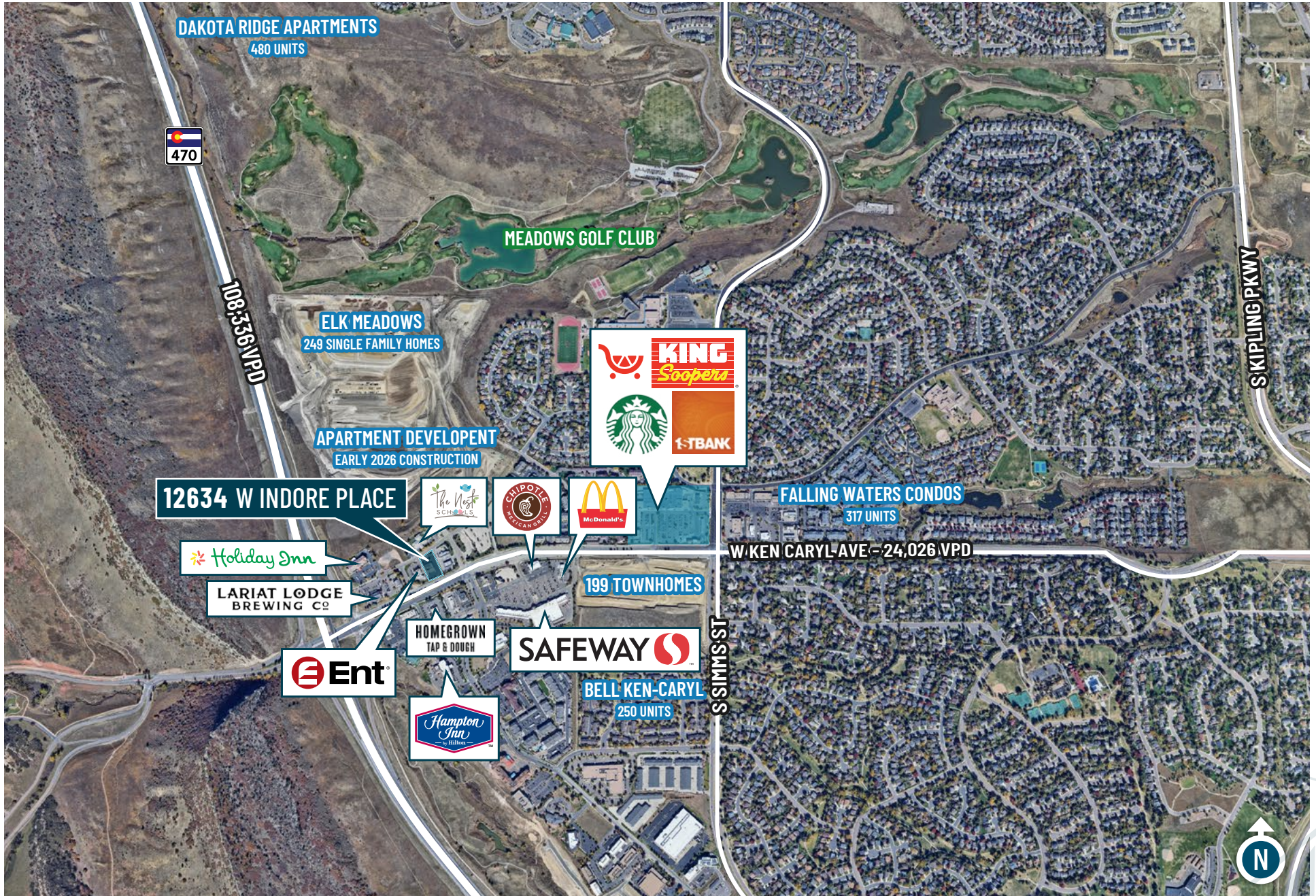
FLOOR PLAN



LOCATION OVERVIEW



AERIAL MAP



DEVELOPMENT ACTIVITY

DEVELOPMENTS COMPLETED:

- VILLAGE COOPERATIVE OF CHATFIELD** - 55 units built in 2024
- 8233 S QUEEN STREET** - 71 units built in 2024
- 12983 W IDA AVE** - 83 units built in 2024
- 5815 S YANG** - 88 units built in 2025
- DAKOTA RIDGE APARTMENTS** - 480 units
- FALLING WATERS CONDOS** - 317 Units
- BELL KEN-CARYL** - 250 Units

UNDER CONSTRUCTION/PROPOSED:

- 5355 S ALKIRE CIR** - 190 units under construction
- ELK MEADOWS (FORMERLY PARCEL A)** - 249 single family homes - construction underway
- PARCEL B** - SWC of S Simms St and W Ken Caryl Ave - 199 townhomes
- PARCEL C** - Ken Caryl Ranch North Plains - 274 multifamily units



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190 UNITS UNDER CONSTRUCTION

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DAKOTA RIDGE APARTMENTS
480 UNITS

ELK MEADOWS
249 SINGLE FAMILY HOMES - CONSTRUCTION UNDERWAY

PARCEL C
274 MULTIFAMILY UNITS - 2026 CONSTRUCTION

FALLING WATERS CONDOS
317 UNITS

PARCEL B
199 TOWNHOME UNITS

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