

1950

LITTLETON BLVD

UNIT 105

LITTLETON • CO

OFFICE CONDO FOR SALE

navpoint
REAL ESTATE GROUP



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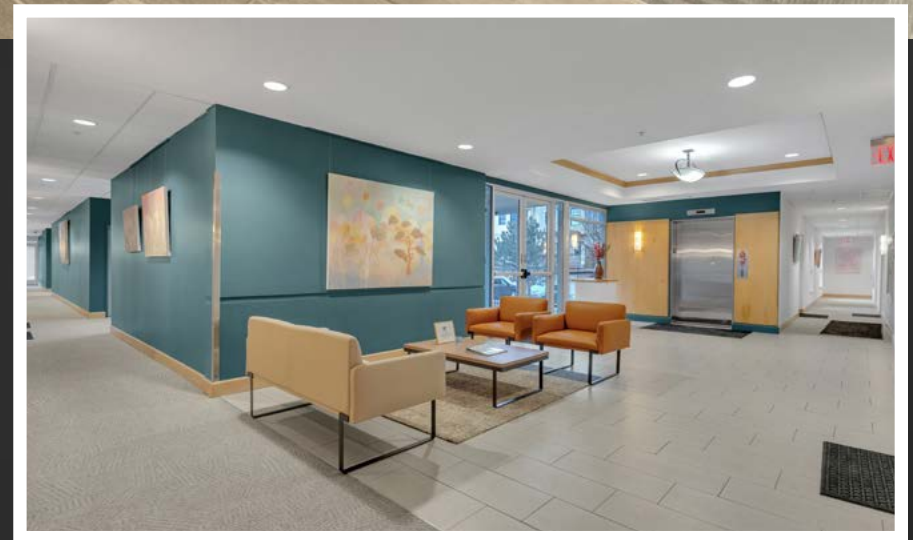
PROPERTY OVERVIEW

Property Address	1950 W Littleton Blvd, Unit 105, Littleton, CO 80120
Property Type	Office
Sale Price	\$615,000
Building Size	11,523 SF
Unit Size	1,467 SF
Parking Ratio	1.0/1,000 (1 Reserved Garage Parking Space Included)
Zoning	<u>NC - Neighborhood Commercial - City of Littleton</u>
Year Built	2007
Parcel #	2077-16-3-30-003

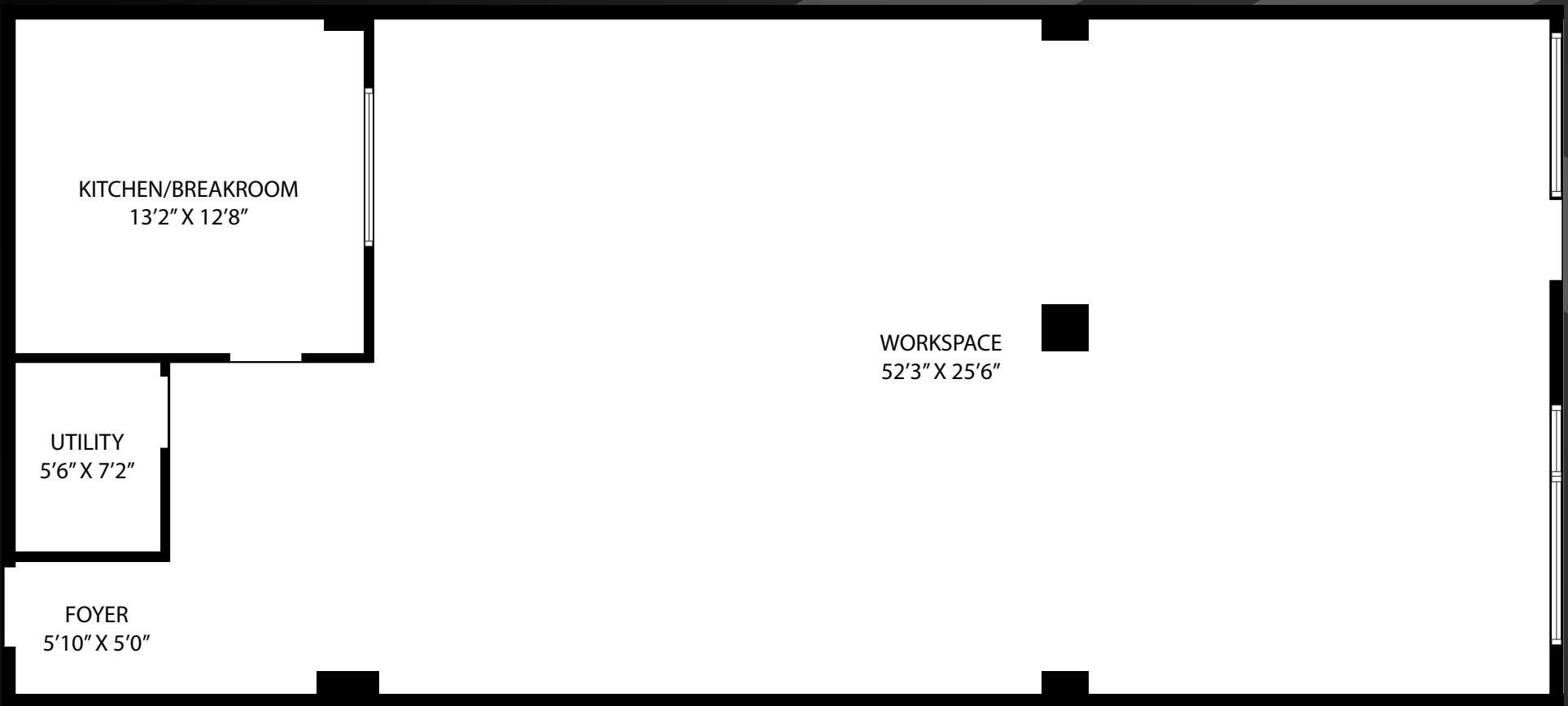


PROPERTY HIGHLIGHTS

- Office Condo For Sale in Downtown Littleton
- Great Open Floor Plan for Collaborative Working
- Excellent Location near Downtown Littleton
- Walking Distance to an Abundance of Retail and Restaurants
- Beautiful Finishes Throughout
- In-unit Kitchen and Breakroom
- One (1) Reserved Garage Parking Space Included



UNIT FLOORPLAN



UNIT PHOTOS



PROXIMITY TO DOWNTOWN LITTLETON



A 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

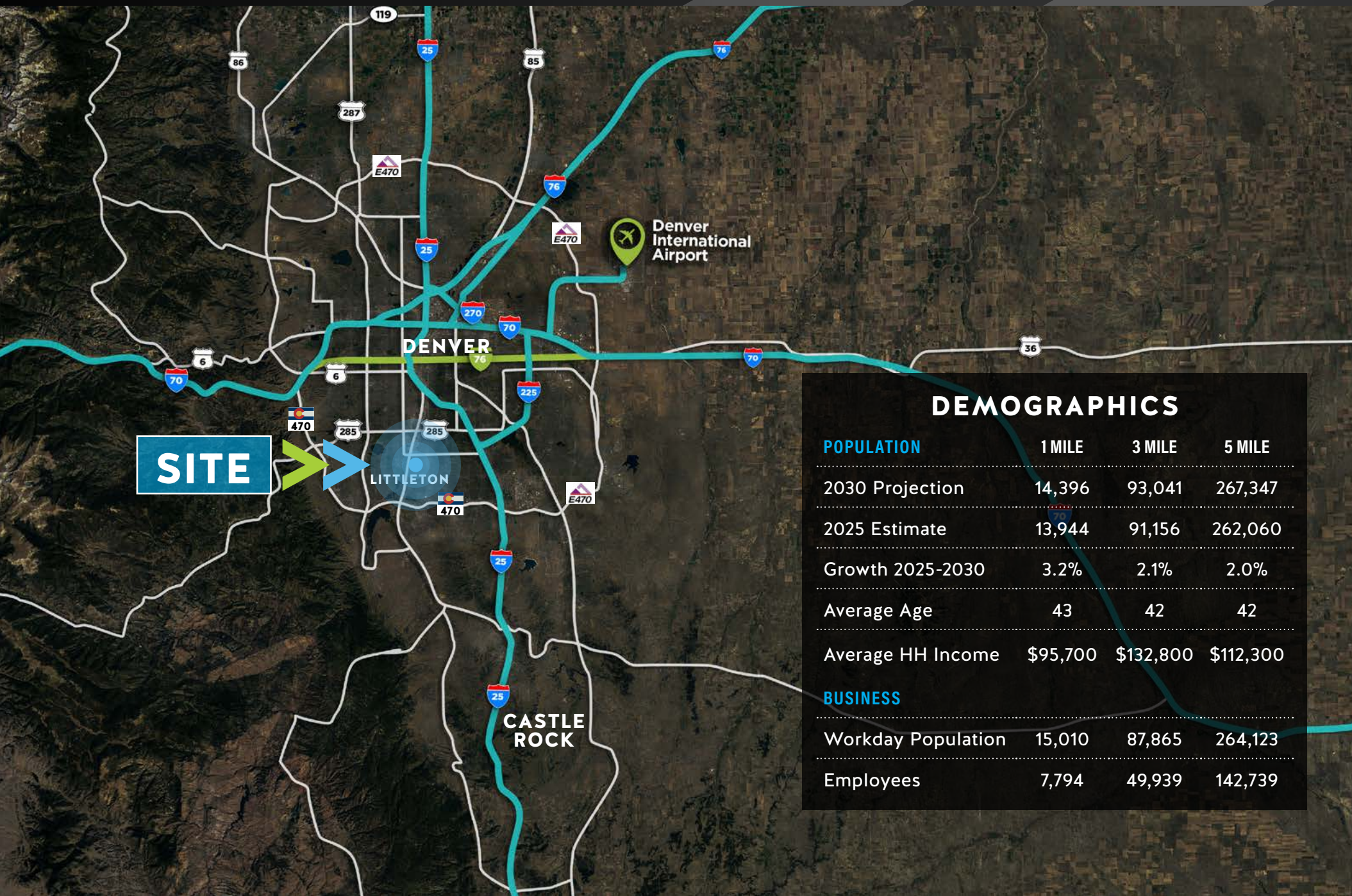
Downtown Littleton is located approximately two miles from this office building. Office spaces are available there, but are often difficult for tenants because of the lack of parking. There are over 220 businesses in downtown. Main Street is lined with charming art galleries, antique shops, unique clothing 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.



PROPERTY OVERVIEW



DEMOGRAPHICS

POPULATION	1 MILE	3 MILE	5 MILE
2030 Projection	14,396	93,041	267,347
2025 Estimate	13,944	91,156	262,060
Growth 2025-2030	3.2%	2.1%	2.0%
Average Age	43	42	42
Average HH Income	\$95,700	\$132,800	\$112,300
BUSINESS			
Workday Population	15,010	87,865	264,123
Employees	7,794	49,939	142,739

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