

FOR SALE

Littleton Pad (NWC Quincy & Tufts)

Littleton, CO



0.40 Acre
17,550 SF
LOT SIZE

Contact Broker
ASKING PRICE

NEC (Commercial)
ZONING

Littleton/Jefferson
CITY/COUNTY

DESCRIPTION

- Hard corner retail pad across from Home Depot
- Located right off of major E470 & Hwy 285 interchange
- Great coffee drive-thru opportunity
- Strong income demographics & rooftop counts

TRAFFIC COUNTS

C-470: nw/o Quincy Ave	74,252 VPD
Quincy Ave: e/o C-470	9,164 VPD
US-285 (Hamden Ave): e/o C-470	36,917 VPD
Year: 2016, 2019 Source: CDOT	

DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
Current Population	4,910	47,420	149,618
Total Households	1,825	18,008	60,186
Average HH Income	\$126,170	\$140,476	\$125,295
Daytime Population	3,804	38,735	130,299
Year: 2021 Source: Esri			

CONTACT

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Parcel = 0.40 Acres | 17,550 SF (Proposed Use: Coffee Shop)

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	1 mile	3 miles	5 miles
Population			
2000 Population	4,379	42,875	133,757
2010 Population	4,202	43,792	137,575
2021 Population	4,910	47,420	149,618
2026 Population	5,145	49,433	154,722
2000-2010 Annual Rate	-0.41%	0.21%	0.28%
2010-2021 Annual Rate	1.39%	0.71%	0.75%
2021-2026 Annual Rate	0.94%	0.83%	0.67%
2021 Male Population	50.6%	49.3%	49.2%
2021 Female Population	49.4%	50.7%	50.8%
2021 Median Age	41.1	41.0	42.0
Households			
2000 Households	1,509	14,786	50,891
2010 Households	1,543	16,575	55,521
2021 Total Households	1,825	18,008	60,186
2026 Total Households	1,911	18,770	62,195
2000-2010 Annual Rate	0.22%	1.15%	0.87%
2010-2021 Annual Rate	1.50%	0.74%	0.72%
2021-2026 Annual Rate	0.93%	0.83%	0.66%
2021 Average Household Size	2.69	2.63	2.46
Housing Units			
2021 Total Housing Units	1,855	18,229	61,608
2021 Owner Occupied Housing Units	1,639	14,398	43,851
2021 Renter Occupied Housing Units	187	3,610	16,334
2021 Vacant Housing Units	30	221	1,422
Race and Ethnicity			
2021 White Alone	90.2%	89.1%	87.5%
2021 Black Alone	1.0%	1.1%	1.3%
2021 American Indian/Alaska Native Alone	1.0%	0.7%	0.8%
2021 Asian Alone	1.8%	3.3%	3.8%
2021 Pacific Islander Alone	0.1%	0.1%	0.1%
2021 Hispanic Origin (Any Race)	13.4%	12.0%	13.2%
Income			
2021 Median Household Income	\$99,898	\$110,649	\$98,567
2021 Average Household Income	\$126,170	\$140,476	\$125,295
2021 Per Capita Income	\$46,184	\$53,366	\$50,411
2021 Population 25+ by Educational Attainment			
Total	3,485	33,926	108,338
High School Graduate	15.7%	13.9%	14.0%
GED/Alternative Credential	3.7%	2.7%	3.0%
Some College, No Degree	23.9%	20.2%	19.9%
Associate Degree	8.9%	8.4%	8.2%
Bachelor's Degree	28.1%	33.2%	33.1%
Graduate/Professional Degree	16.8%	18.7%	18.7%
Daytime Population			
2021 Total Daytime Population	3,804	38,735	130,299
Workers	1,795	18,962	66,396
Residents	2,009	19,773	63,903