

**For sale | \$1,695,000**  
**Significant price improvement**



## Freestanding retail building in Littleton

- Freestanding, vacant retail building features a 4,800 sf main level and 4,800 sf garden level
- Significant upgrades since May 2023
- There is a separate three car garage in the northwest corner of the property, totaling 750 sf
- 11 surface parking spaces; 6 along Gallup Street and 5 in the rear of the building
- Allowable uses include commercial and office uses, retail, civic and institutional uses by right and a multitude of other uses based on standards

<b>Size</b>	9,600 sf
<b>Parking</b>	11 surface spaces
<b>YOC</b>	1963 (renovated 2023)
<b>Ceiling</b>	10'
<b>Frontage</b>	84'
<b>Zoning</b>	CM (corridor mixed-use)
<b>Construction</b>	Concrete
<b>Water/sewer</b>	Municipal
<b>County</b>	Arapahoe
<b>Kennels</b>	53 kennels with room to add more

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## Improvements

Significant upgrades have been made to the property since May 2023. These include:

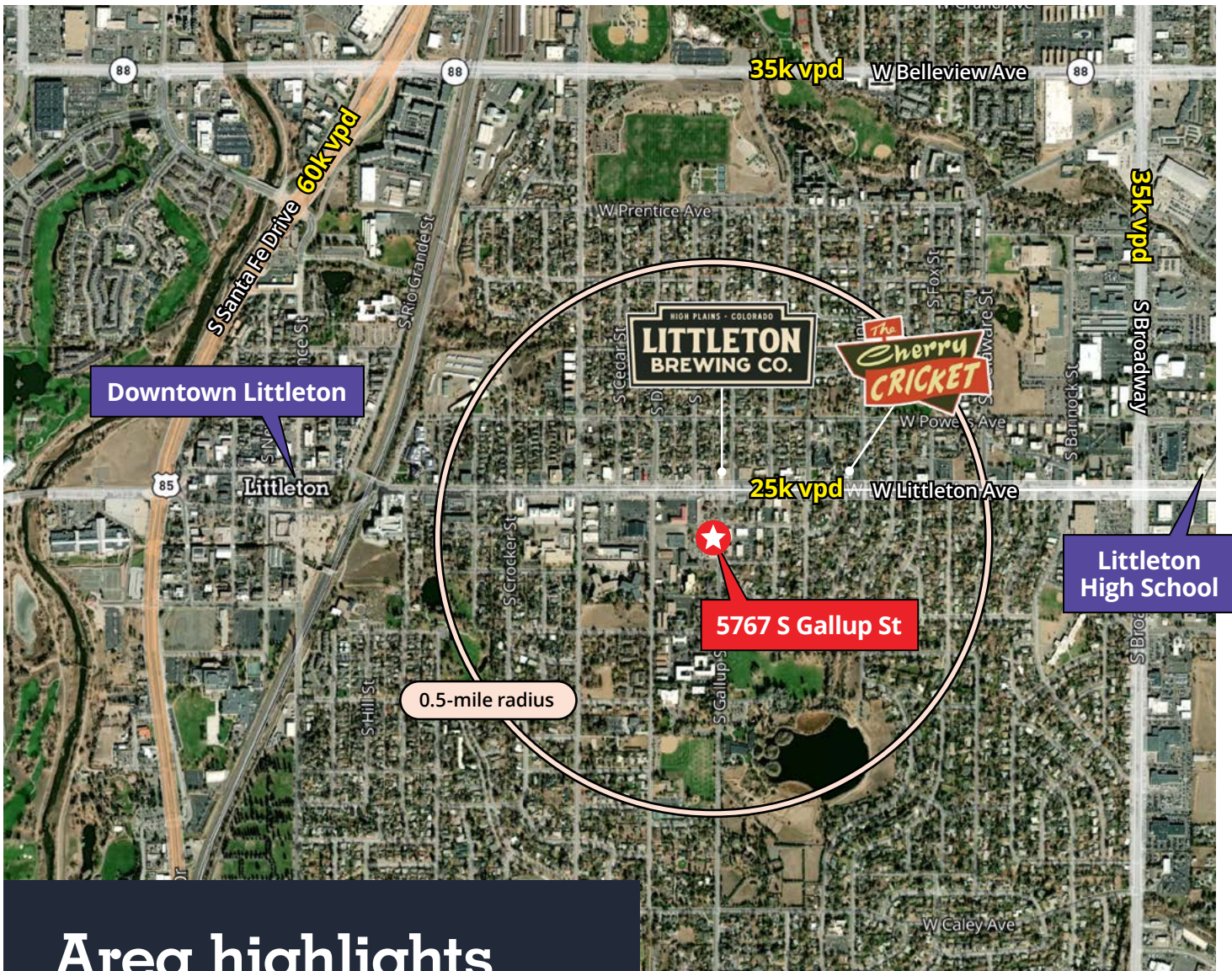
- Complete replacement of all HVAC in the building, including new furnaces, new mini split AC, new condensers, and new electrical to support the system.
- New garage roof
- All lighting has been transitioned from fluorescent to LED
- New cabling and tech expansion allowing for full WiFi coverage and hardpoint connections throughout the facility
- All floors except stairs have been replaced (asbestos tile and mastic have been removed and mitigated) and coated with polyaspartic epoxy with a 10-15 year life
- Garden level has been extensively renovated, including new commercial-style kitchen with new appliances, new grooming space with upgraded lighting and ventilation, and 2 new flex spaces
- Some outdated bathrooms converted to utility/cleaning rooms with new fixtures
- New paint in entire interior and exterior
- New concrete pad on driveway
- New expanded deck in rear of facility (main entrance of the building)



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## Area highlights

- Up and coming location – join recently opened Cherry Cricket and Littleton Brewing Co’s brand new facility in the neighborhood
- Very dense population within a 2-mile radius
- One block south of Littleton Blvd and 1/2 of a mile from downtown Littleton

	1-mile	3-mile	5-mile
Avg. household income	\$76,586	\$111,949	\$120,682
Median home value	\$452,249	\$461,467	\$476,123
2023 population	16,480	91,366	273,092
Median age	38.1	41.2	39.9

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## Retail building for sale

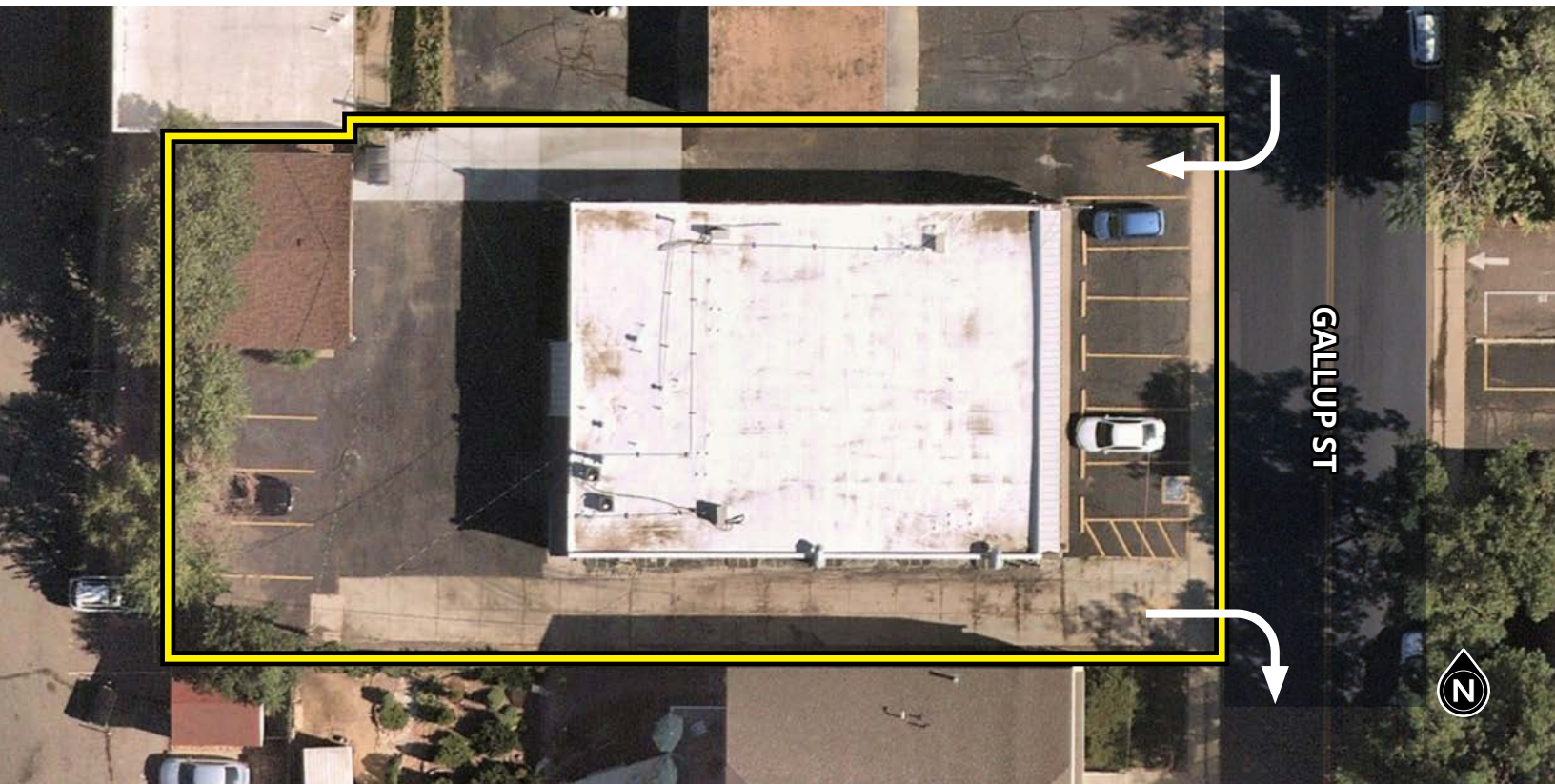
5767 S Gallup Street  
Littleton, CO 80120



*Currently set up as a doggie daycare*

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## Turn-key dog boarding facility

- Multiple front entry doors
- 11 surface parking spaces; 6 along Gallup Street and 5 in the rear of the building
- Separate three car garage located in the northwest corner of the property, totals 750 sf, and can be used for storage



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