

FOR SALE OR LEASE

8340 SANGRE DE CRISTO RD, LITTLETON, CO 80127



LITTLETON MEDICAL ARTS BUILDING



PROPERTY DETAILS

LIST PRICE:	\$3,200,000 (\$166.26/SF)
LEASE RATE:	CONTACT BROKER
BUILDING TYPE:	OFFICE/MEDICAL
BUILDING SIZE:	19,247 SF
AVAILABLE SF:	174 - 4,778 SF
LOT SIZE:	2.14 AC/93,218 SF
PARKING:	86 SPACES
ZONING:	P-D
YOC/RENOVATED	1977/2023
PROPERTY TAXES:	\$91,283.16 (2025)

PROPERTY HIGHLIGHTS



LOCATED NEAR MAJOR MEDICAL FACILITIES



EFFICIENT PARKING FOR PATIENTS



IDEAL FOR AN OWNER-USER SEEKING ADDITIONAL INCOME



TERRIFIC SMALL OFFICE OWNERSHIP OPPORTUNITY



QUICK ACCESS TO I-470 MAKING TRAVEL AROUND THE DENVER METRO REGION EASY



PRIVATE ENTRANCE



ABUNDANT RETAIL AMENITIES WITHIN 1 MILE

FOR MORE INFORMATION, PLEASE CONTACT

GREG TITUS

VICE PRESIDENT

303.962.9540

GTITUS@PINNACLAREA.COM

RC MYLES, CCIM, SIOR

PRINCIPAL, SENIOR LEADERSHIP

303.947.7850

RCMYLES@PINNACLAREA.COM

CRAIG MYLES, SIOR

VICE PRESIDENT

303.570.9641

CMYLES@PINNACLAREA.COM

JOE OWSTON

ASSOCIATE ADVISOR

303.396.2663

JOWSTON@PINNACLAREA.COM

KIANNA STARIN

ASSOCIATE ADVISOR

720.638.5417

KSTARIN@PINNACLAREA.COM

OFFERING OVERVIEW

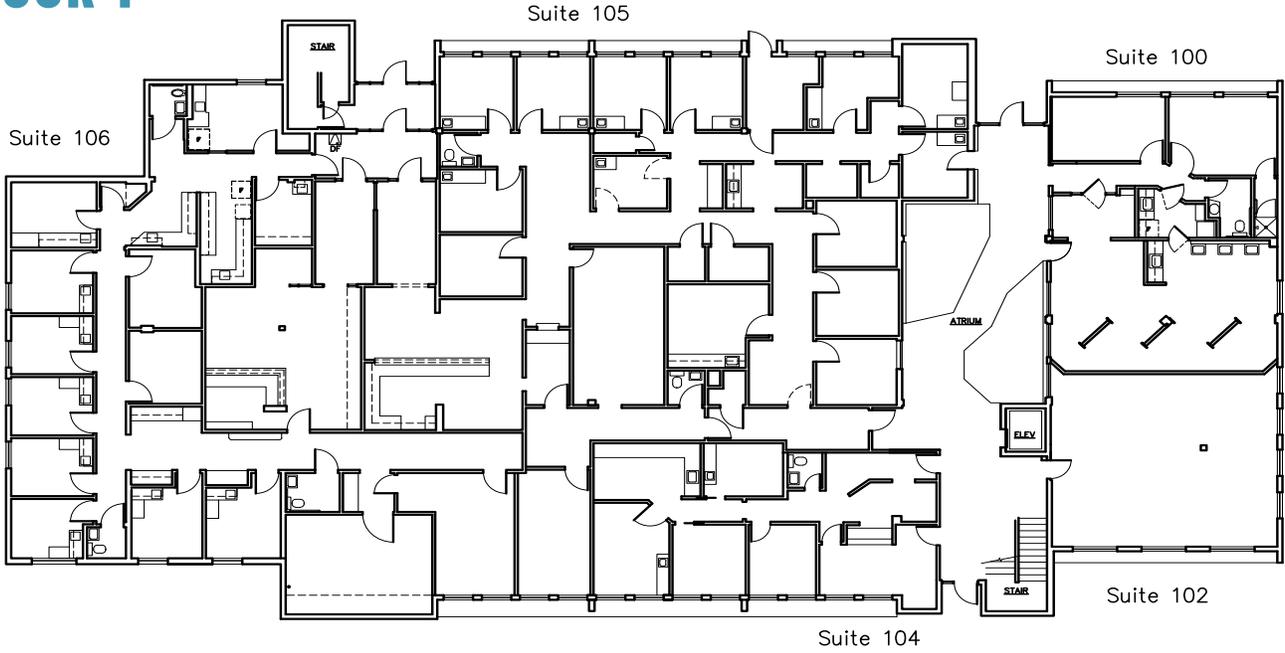
PINNACLE REAL ESTATE ADVISORS, AS THE EXCLUSIVE REPRESENTATIVE OF THE SELLER, IS PLEASED TO PRESENT THIS OFFICE/ MEDICAL OFFICE PROPERTY LOCATED IN LITTLETON, COLORADO.

8340 Sangre de Cristo Rd, known as the Littleton Medical Arts Building, is an office/medical office property in southwest Littleton's Ken Carryl corridor. The property is well suited for outpatient and specialty medical users seeking an accessible suburban location with ample parking and strong surrounding demographics. Positioned near C-470, the property benefits from its convenient access to surrounding healthcare anchors like AdventHealth Littleton and UC Health Highlands Ranch. Situated in the steady and established Littleton submarket, the property provides a more accessible, lower-density alternative to busier urban medical areas while keeping patients and providers closely connected to the broader South Metro healthcare network.

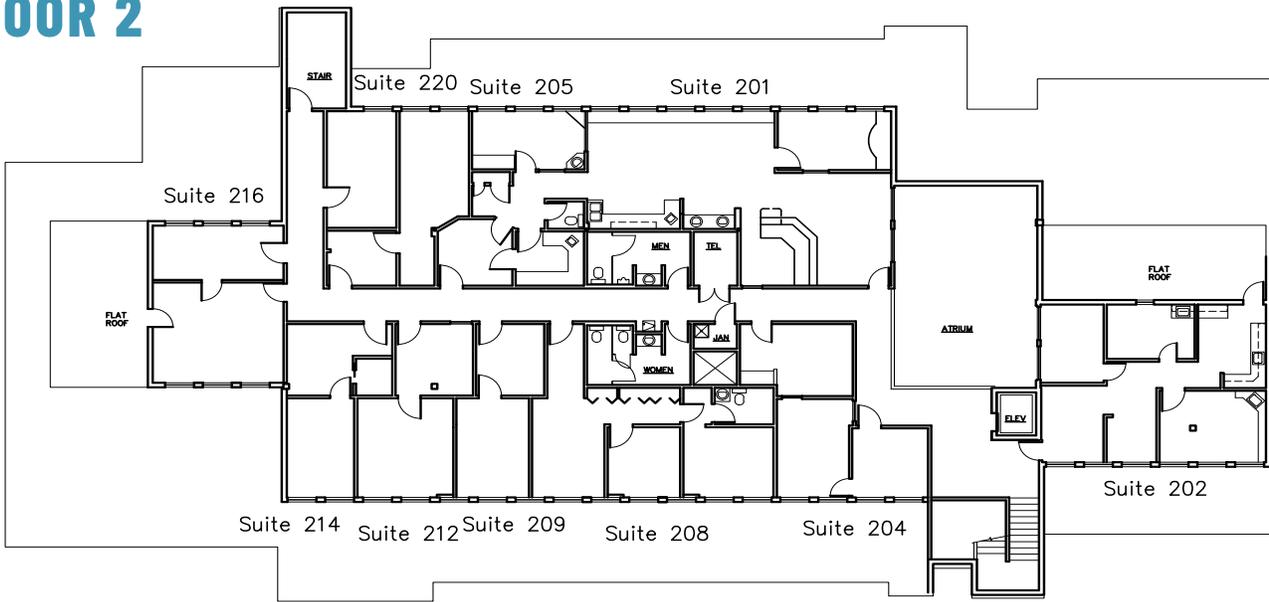


FLOOR PLANS

FLOOR 1



FLOOR 2





	1 MILE	5 MILES	10 MILES
POPULATION	12,178	137,068	528,244
AVG HOUSEHOLD INCOME	\$122,338	\$136,262	\$126,061
MEDIAN HOME VALUE	\$499,393	\$594,740	\$576,003



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