



Littleton Investment Property

9895 W. Remington Place, Littleton, CO 80128



PROPERTY INFORMATION

Building Size:	8,131± SF
Lot Size:	40,134± SF
YOC:	2003
Parking:	25 Spaces
Taxes:	\$34,177.58
Cap Rate:	7.00%
For Sale:	\$2,700,000

PROPERTY NARRATIVE

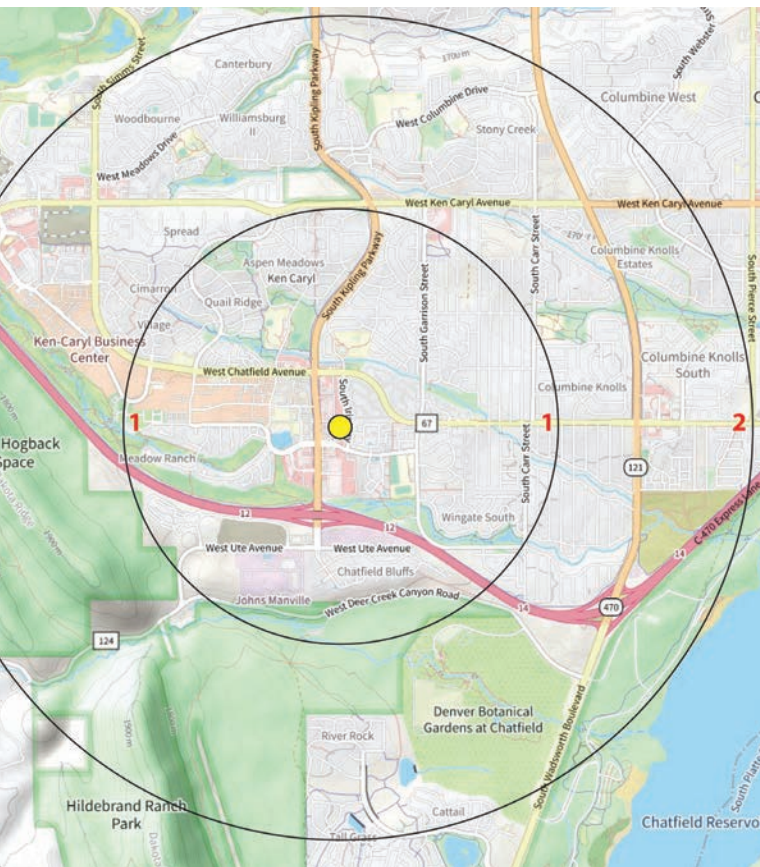
Located just off this busy S. Kipling St. retail district, this investment property is listed at a 7.00 Cap Rate based on income and expenses for 2024. There are two tenants in this 8,131 SF building; Pinon Family Practice Professional LLP and Christuman Church. Pinon occupies 6,531 SF and has a lease terminating on 08/31/2030 with annual base rent increases of 3%. They have a NNN lease. Christuman occupies 1,600 SF and has a lease terminating on 06/30/2027. Their lease is a full service lease. Please feel free to contact broker for detailed information. Pinon has been in the building since 2010 with a well-established practice. Christuman Church has been in the building since 2022 and recently extended their lease. Includes large back yard and amenities for employees.



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**Brokerage Disclosure
to Tenant**

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DEMOGRAPHICS	1 Mile	3 Miles	5 Miles
Population	12,347	60,144	133,744
Households	5,168	23,188	52,857
Median HH Income	\$97,959	\$112,364	\$111,794
Median Age	42.10	43.10	43.40
Traffic	24,093 vpd - S. Kipling Pkwy. @ W. Remington Ave.		

Source: CoStar

