LAND OFFICE INDUSTRIAL RETAIL INVESTMENTS

Littleton Investment Property

FULLER REAL ESTATE

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.

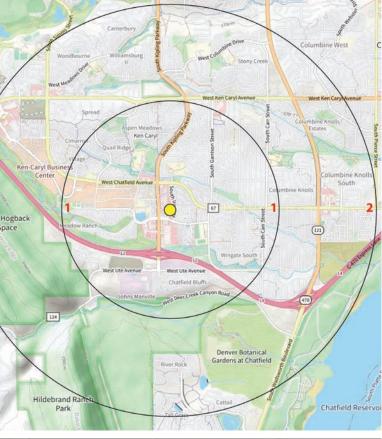
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Brokerage Disclosure to Tenant Paul Roberts (720) 306-6029 direct (720) 260-7417 mobile PRoberts@FullerRE.com



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DEMOGRAPHICS		l Mile	3 Miles	5 Miles
	Population	12,347	60,144	133,744
$\widetilde{\square}$	Households	5,168	23,188	52,857
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(\$)	Median HH Inco	me \$97,959	\$112,364	\$111,794
	Median Age	42.10	43.10	43.40
	Traffic 24	,093 vpd - S. Kipling	Pkwy. @ W. Rem	nington Ave.



The information in this brochure was provided to Fuller Real Estate (FRE) by the owner of the property. FRE has not independently verified this information. Buyers have been advised by FRE to investigate the property including, without limitation, the physical condition of the property, access, availability of utility services, zoning, environmental risks, and soil conditions.

Source: CoStar