



FOR SALE

777 SF Office Condo For Sale

1100 W Littleton Blvd #210 | Littleton, CO 80120



## CONTACT:

### BRAD GILPIN

SENIOR VICE PRESIDENT

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UNIQUE PROPERTIES

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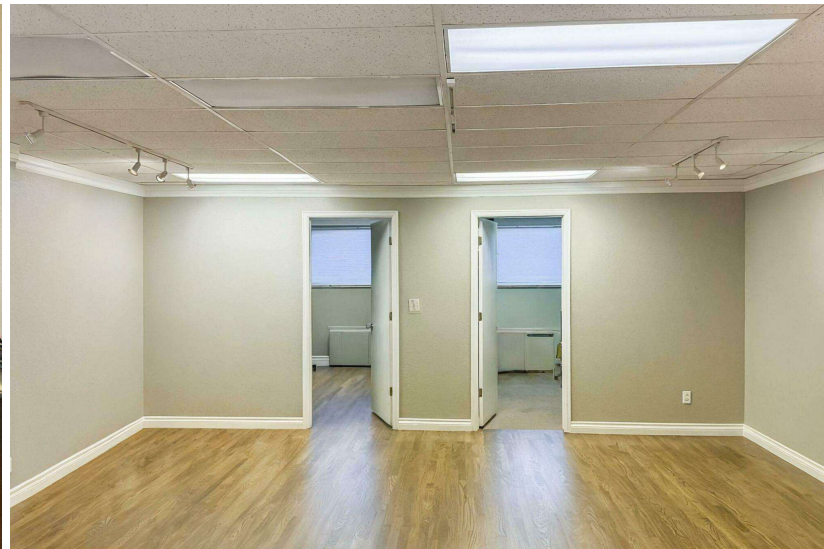
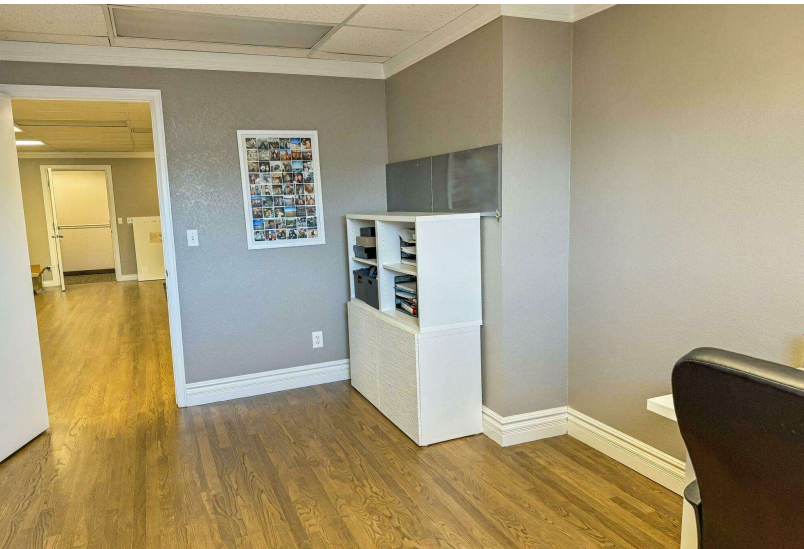
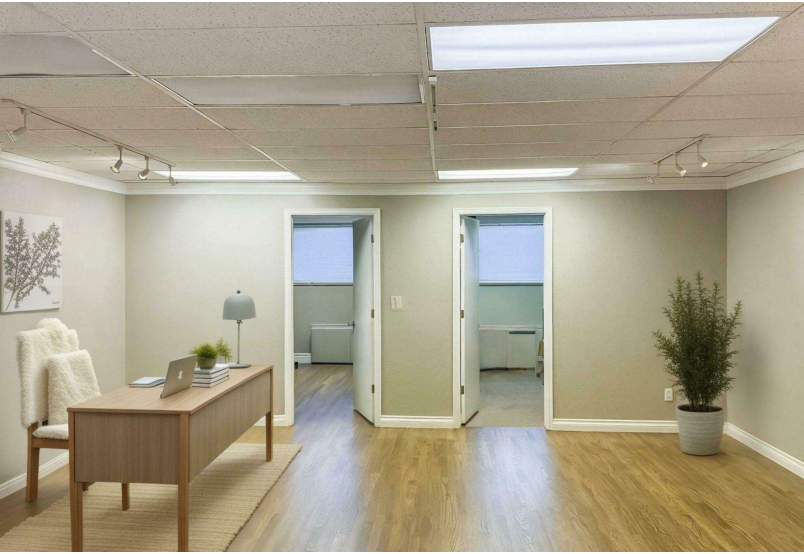
## OFFERING SUMMARY

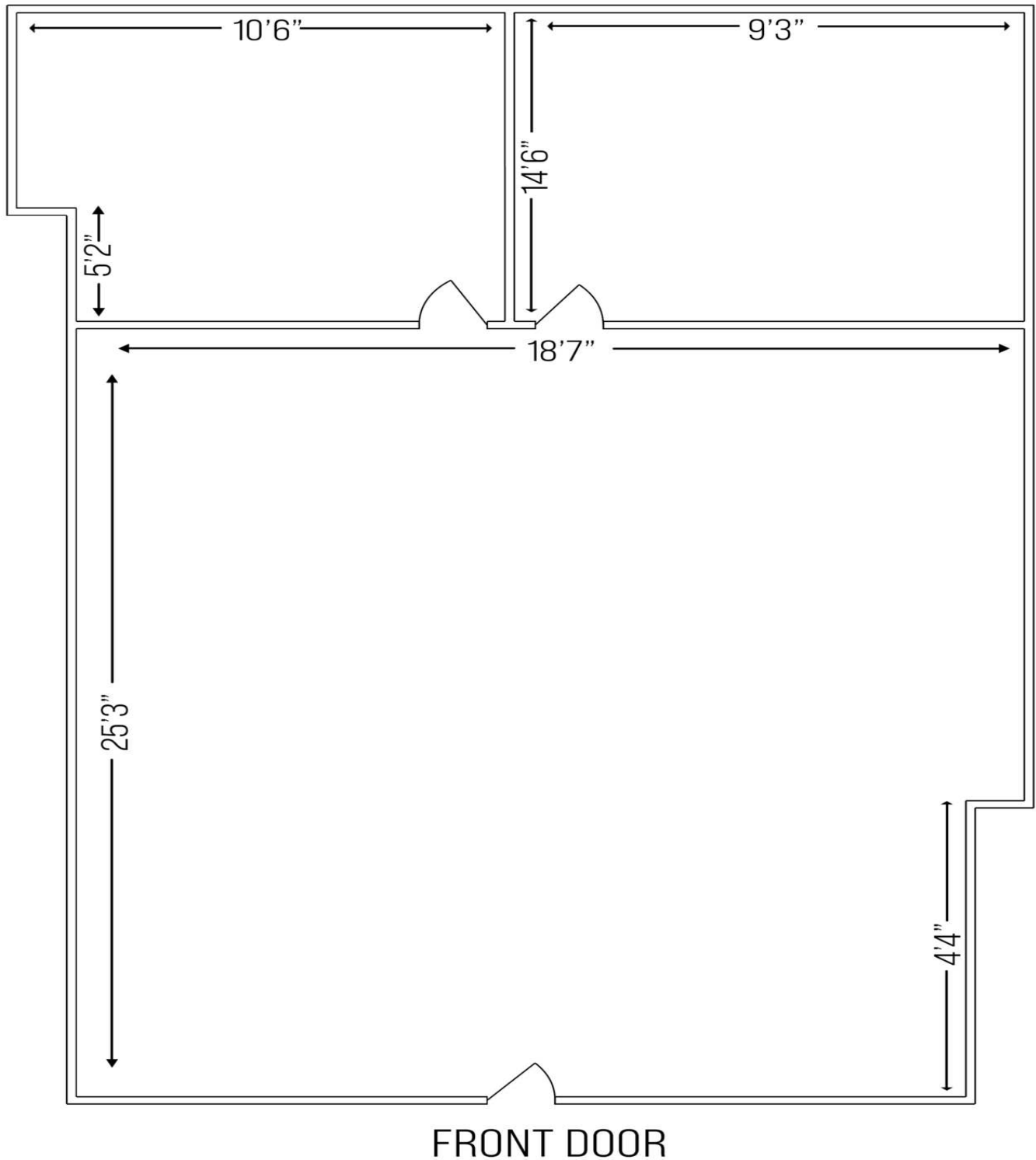
<b>Available SF:</b>	777 SF
<b>Price:</b>	\$145,000
<b>ADA Access:</b>	No
<b>Suite:</b>	#210
<b>Building Class:</b>	C
<b>Property Taxes:</b>	\$1,694 per year
<b>Association Dues:</b>	\$448/month
<b>Zoning:</b>	B-2
<b>Parking:</b>	On & off street

## PROPERTY HIGHLIGHTS

- Minutes from downtown Littleton & Light Rail (Littleton Downtown Station)
- Located on RTD bus route #66
- High traffic counts of 25,129 vehicles per day in 2025 (S. Hickory Way E. & W. Littleton Blvd)
- Layout includes a large open bullpen area and two private offices.
- Second floor office in a fantastic location in Littleton, minutes from Downtown Littleton and Light Rail. This immaculate office space has been completely remodeled with new flooring, lighting, windows, window treatments and new paint - move-in ready! HOA FEE (\$448/month) includes, electricity, heat, A/C, trash, snow removal, water, professional cleaning of common space, and sewer. A perfect office space to occupy or for rental.

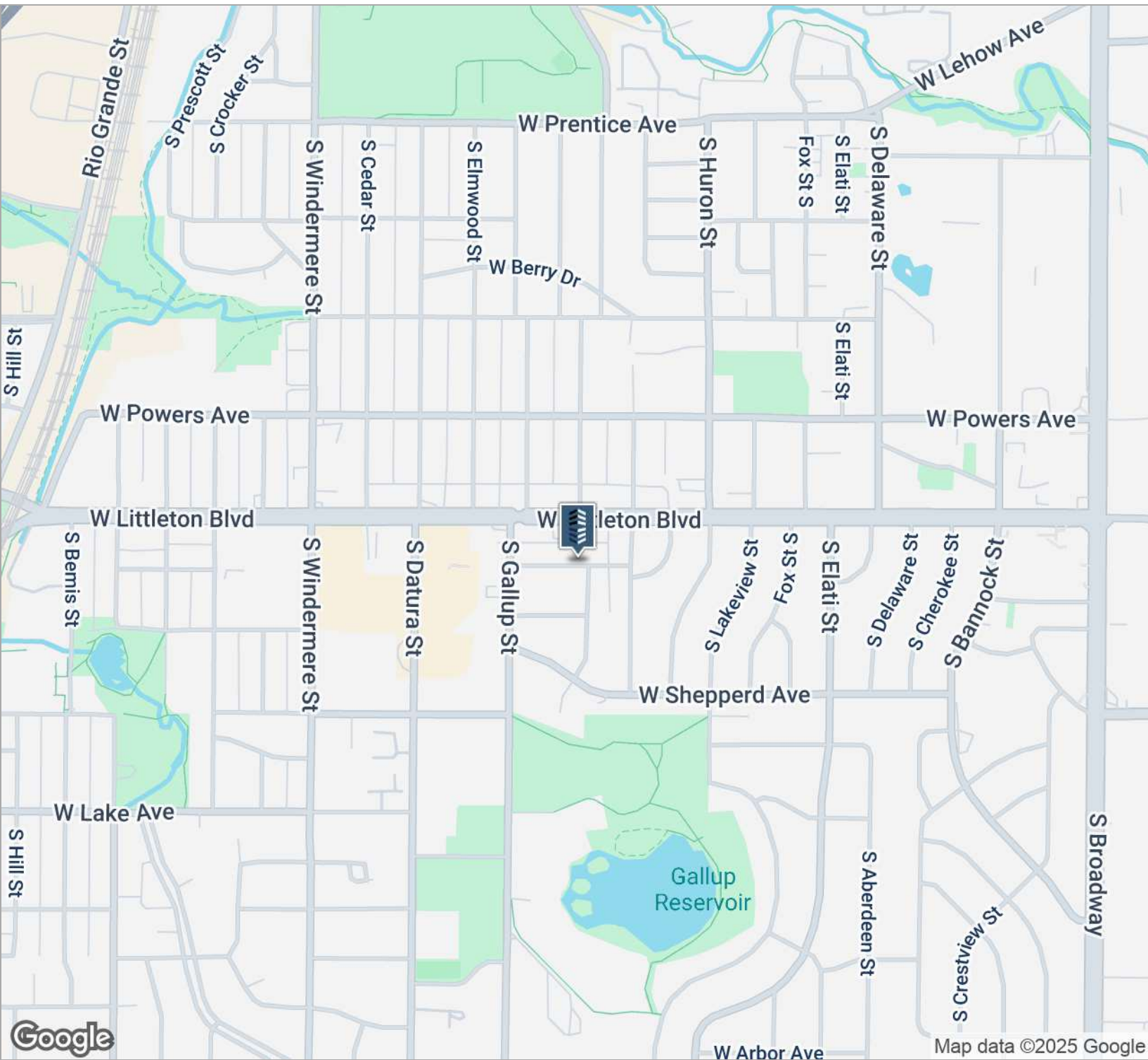








# 777 SF OFFICE CONDO FOR SALE



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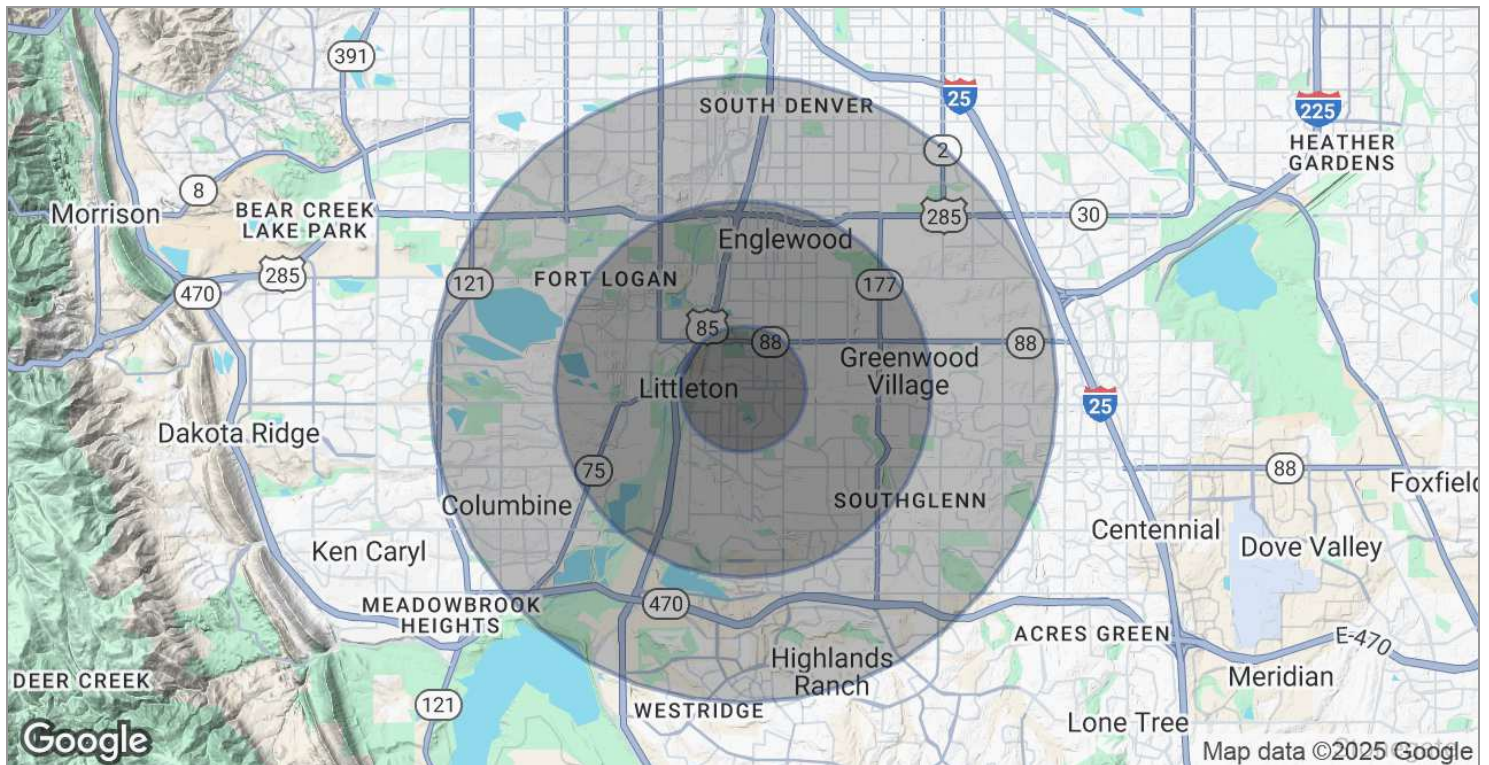
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	1 MILE	3 MILES	5 MILES
Total households	7,254	39,309	102,555
Total persons per hh	2.2	2.3	2.4
Average hh income	\$49,787	\$73,824	\$86,032
Average house value	\$291,921	\$341,567	\$340,901

	1 MILE	3 MILES	5 MILES
Total population	15,937	89,866	249,418
Median age	37.1	41.0	39.6
Median age (male)	33.4	39.4	38.5
Median age (female)	40.4	42.8	40.7



\* Demographic data derived from 2020 ACS - US Census