

OFFERING MEMORANDUM  
709 W Littleton Blvd  
Littleton, COLORADO



OFFERING MEMORANDUM

BANYAN REAL ESTATE LLC  
387 Corona St, Ste 501  
Denver, CO 80218



PRESENTED BY:

Chris LaMee  
Founder | Broker  
office: 303.573.5573  
cell: 303.748.3843  
[Chris@BanyanRealEstate.com](mailto:Chris@BanyanRealEstate.com)  
[www.BanyanRealEstate.com](http://www.BanyanRealEstate.com)

The calculations and data presented are deemed to be accurate, but not guaranteed. They are intended for the purpose of illustrative projections and analysis. The information provided is not intended to replace or serve as substitute for any legal, accounting, investment, real estate, tax or other professional advice, consultation or service. The user of this software should consult with a professional in the respective legal, accounting, tax or other professional area before making any decisions.

# PROPERTY SUMMARY

709 Littleton Blvd



## Property Summary

Price:	\$1,495,000
Zoning:	Office
Bldg SqFt:	10,530 SqFt
Lot Size:	9,148 SqFt
Parking:	12 spaces
Type:	Office Building
Frontage:	Littleton Blvd

## Property Overview

3 level classic 1960's multi-tenant investment or user office building. Put your small company in one of the smaller or larger suites and let the rest of the tenants pay the bills. Or there is solid upside potential for an investor with the revitalization of Littleton Boulevard, just east of vibrant Old Town Littleton, one block from the new Cherry Cricket and within a few blocks of a series of new restaurants and development. Rents and occupancy have been significantly going up. This building was updated in 2022-2023 with new paint, flooring, lighting, updated retro bathrooms, landscaping and exterior. The Littleton Professional building can be configured into a whole host of private offices or different sized offices depending on what a potential tenant's needs. This flexibility allows for affordability and a stable tenant base.

BANYAN REAL ESTATE LLC  
387 Corona St, Ste 501  
Denver, CO 80218



PRESENTED BY:  
Chris LaMee  
Founder | Broker  
office: 303.573.5573  
cell: 303.748.3843  
Chris@BanyanRealEstate.com  
www.BanyanRealEstate.com

# PROPERTY PHOTOS

709 W Littleton Blvd



BANYAN REAL ESTATE LLC  
387 Corona St, Ste 501  
Denver, CO 80218



PRESENTED BY:  
Chris LaMee  
Founder | Broker  
office: 303.573.5573  
cell: 303.748.3843  
Chris@BanyanRealEstate.com  
www.BanyanRealEstate.com

# PROPERTY PHOTOS

709 W Littleton Blvd



BANYAN REAL ESTATE LLC  
387 Corona St, Ste 501  
Denver, CO 80218



PRESENTED BY:  
Chris LaMee  
Founder | Broker  
office: 303.573.5573  
cell: 303.748.3843  
Chris@BanyanRealEstate.com  
www.BanyanRealEstate.com

# PROPERTY PHOTOS

709 W Littleton Blvd



BANYAN REAL ESTATE LLC  
387 Corona St, Ste 501  
Denver, CO 80218



PRESENTED BY:  
Chris LaMee  
Founder | Broker  
office: 303.573.5573  
cell: 303.748.3843  
Chris@BanyanRealEstate.com  
www.BanyanRealEstate.com

# PROPERTY PHOTOS

709 W Littleton Blvd



BANYAN REAL ESTATE LLC  
387 Corona St, Ste 501  
Denver, CO 80218



PRESENTED BY:  
Chris LaMee  
Founder | Broker  
office: 303.573.5573  
cell: 303.748.3843  
Chris@BanyanRealEstate.com  
www.BanyanRealEstate.com

# PROPERTY PHOTOS

709 W Littleton Blvd



BANYAN REAL ESTATE LLC  
387 Corona St, Ste 501  
Denver, CO 80218



PRESENTED BY:  
Chris LaMee  
Founder | Broker  
office: 303.573.5573  
cell: .303.748.3843  
[Chris@BanyanRealEstate.com](mailto:Chris@BanyanRealEstate.com)  
[www.BanyanRealEstate.com](http://www.BanyanRealEstate.com)

# PROFORMA

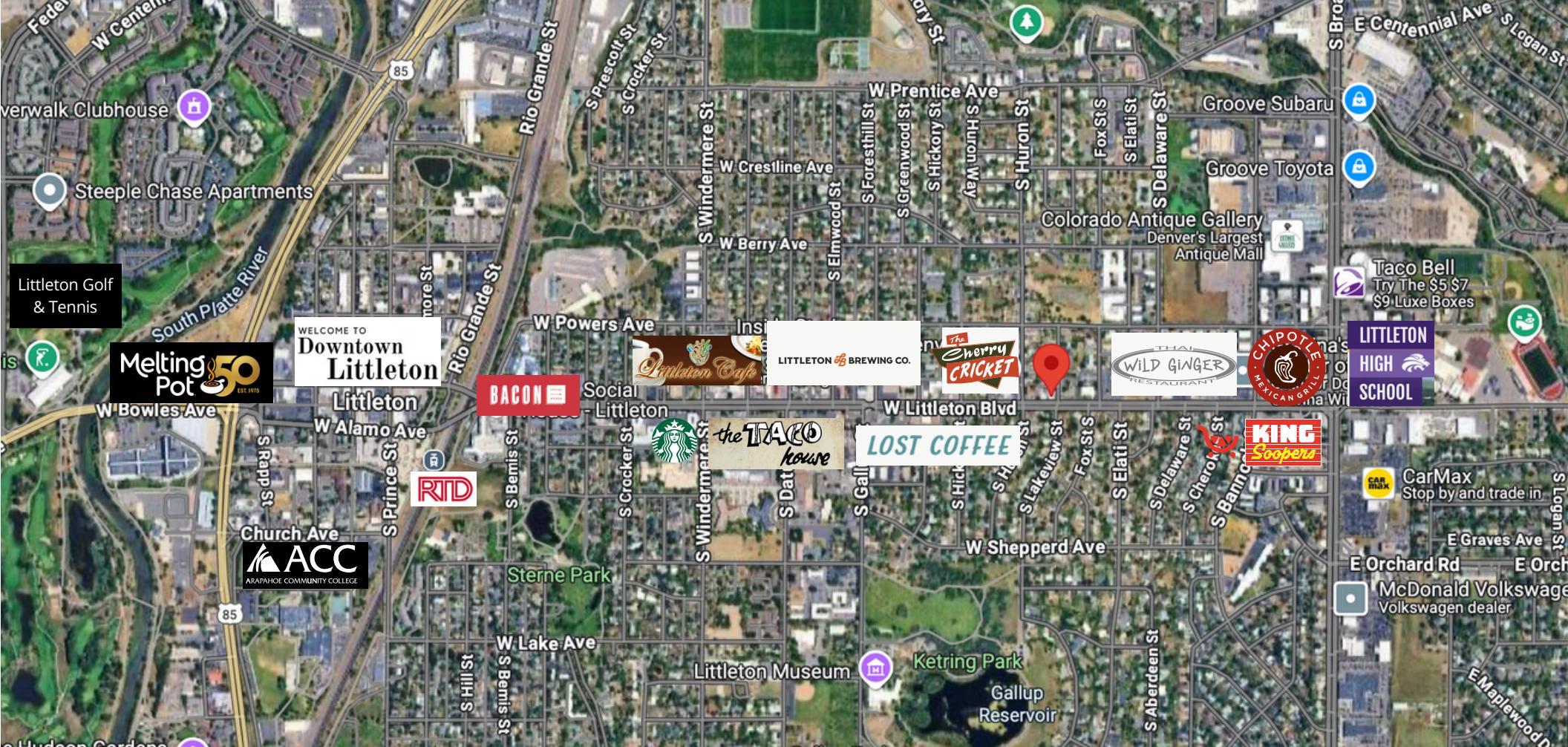
## 709 W Littleton Blvd



### Profit & Loss

01/01/24 - 12/31/24

TOTAL INCOME	\$160,651	NET INCOME SUMMARY	
Total Repairs & Maintenance	\$16,444	Actuals 2024:	\$160,651
Total Utilities	\$14,959	Gross Income	\$67,358
Total Insurance	\$3,890	Operating Expense	\$93,293
Property Tax	\$26,725	Annual Net Income	
Professional Fees	\$5,340	Cap Rate	6.2%
 TOTAL EXPENSES	 \$67,358	Projected:	
		Gross Income	\$183,410
		Operating Expense	\$67,358
		Annual Net Income:	\$116,052
		Cap Rate-	7.8%
		Projected Rents at 95% Occupancy	
		& 7% rental increase	



## Neighborhood Profile

709 W Littleton Blvd

Annual Taxes 2024: \$26,116  
 Zoning: Office  
 1 block to The Cherry Cricket  
 2 blocks to Littleton Brewery  
 15 blocks to Littleton Light Rail Station  
 Minutes to Historic Downtown Littleton  
 Minutes to Littleton Golf & Tennis



17,187 total population



\$80,638 average HH income  
 \$57,037 median HH income



Household growth  
 2020-2024 was 5.36%



Owner occupied= 40%  
 Renter occupied= 60%

Stats for 1 mi radius according to CoStar

## PROFESSIONAL BIO



CHRIS LAMEE

Founder | Broker

### CONTACT US

-  [www.BanyanRealEstate.com](http://www.BanyanRealEstate.com)
-  [Chris@BanyanRealEstate.com](mailto:Chris@BanyanRealEstate.com)
-  303.748.3843

As a founder of Banyan Real Estate, LLC, Chris' highest concern is quality of service provided to each and every client. He has assembled a team of professionals who ensure that each client will receive the best customer service based on your personal needs. That high level of service has led to 85% of Chris' annual real estate production coming from client referrals and repeat business. A referral from a satisfied customer is the highest compliment a Real Estate Professional can receive and is probably the best indicator of client satisfaction.

Chris has won production awards for the last 29 years in a row, making him one of Metro-Denver's top real estate professionals and ranking him in the top 1% of producers nationally.

Along with being involved with thousands of real estate transactions, Chris has played an integral role in numerous real estate development and investment projects from large scale ranch land development, to apartment condo conversions, to duplex splits, to office condo creation, to self storage operation, office and industrial value add plays and co-work development. He's even been called on by both the Denver County Circuit Court and the Adams County Circuit Court to be a Commissioned Judge in eminent domain cases.

Chris attempts to bring this vast knowledge into every real estate transaction. From first time buyers, to sophisticated investors, Chris enjoys using his experience and knowledge to further his client's needs. He's been in the real estate brokerage business since 1989 and he is essentially a Colorado native growing up in Denver and Evergreen. Chris and his wife Kim have two daughters and enjoy all of the outdoor activities that Colorado has to offer.



# DISCLAIMER



All materials and information received or derived from Banyan Real Estate LLC its directors, officers, agents, advisors, affiliates and/or any third party sources are provided without representation or warranty as to completeness, veracity, or accuracy, condition of the property, compliance or lack of compliance with applicable governmental requirements, developability or suitability, financial performance of the property, projected financial performance of the property for any party's intended use or any and all other matters. Neither Banyan Real Estate LLC its directors, officers, agents, advisors, or affiliates makes any representation or warranty, express or implied, as to accuracy or completeness of the materials or information provided, derived, or received. Materials and information from any source, whether written or verbal, that may be furnished for review are not a substitute for a party's active conduct of its own due diligence to determine these and other matters of significance to such party. Banyan Real Estate LLC will not investigate or verify any such matters or conduct due diligence for a party unless otherwise agreed in writing. **EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.** Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third-party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. Banyan Real Estate LLC makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. Banyan Real Estate LLC does not serve as a financial advisor to any party regarding any proposed transaction. All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property. Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants, and governmental agencies. All properties and services are marketed by Banyan Real Estate LLC in compliance with all applicable fair housing and equal opportunity laws.

The calculations and data presented are deemed to be accurate, but not guaranteed. They are intended for the purpose of illustrative projections and analysis. The information provided is not intended to replace or serve as substitute for any legal, accounting, investment, real estate, tax or other professional advice, consultation or service. The user of this software should consult with a professional in the respective legal, accounting, tax or other professional area before making any decisions.