

# 5869

S ALKIRE STREET

LITTLETON, CO 80127

## PRIME RESTAURANT & RETAIL SPACES FOR LEASE



### PROPERTY DESCRIPTION: SUITE C

SF AVAILABLE: +- 5,500 SF

SPACE USE: RETAIL

LEASE RATE: \$35/SF GROSS

### PROPERTY DESCRIPTION: SUITE B

SF AVAILABLE: +- 5,795 SF

SPACE USE: SECOND-GEN RESTAURANT

LEASE RATE: \$35/SF GROSS

### DEMOGRAPHICS

**145,956**

POPULATION

**57,846**

HOUSEHOLDS

**\$132,157**

AVERAGE HHI

**\$581,274**

MEDIAN HOME VALUE

### FOR MORE INFORMATION, PLEASE CONTACT

**LEVI SAXEN**

ADVISOR

303.226.4235

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**JACK EBERWEIN**

ASSOCIATE ADVISOR

720.865.1098

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One Broadway Suite A300 | Denver, CO 80203 | T: 303.962.9555 | [www.PinnacleREA.com](http://www.PinnacleREA.com)





## SUITE C



## SUITE B

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## SUITES B & C – PRIME RESTAURANT & RETAIL SPACES FOR LEASE

Exceptional leasing opportunities located directly outside a prominent, high-volume liquor store that draws consistent daily traffic. Both suites benefit from strong co-tenancy, excellent signage opportunities, ample parking, and high visibility along a busy retail corridor—an ideal location for growing your business.

**Suite B:** A newly renovated, second-generation restaurant space featuring modern finishes, existing kitchen infrastructure, and open dining layout, perfect for a fast-casual or full-service concept looking to plug in and start operating quickly.

**Suite C:** A flexible retail suite previously occupied by a deli, well-suited for a range of uses including specialty retail, service businesses, or grab-and-go food concepts.



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