

# Prime Investment Opportunity

**395 - 399**

W Littleton Blvd  
Littleton CO 80120



**EXCELLENT LOCATION AND DEVELOPMENT OPPORTUNITY  
THREE ASSETS - PURCHASE TOGETHER OR SEPARATELY**

**CURRENT NOI = \$77,456**

## 395 W LITTLETON BLVD

Multi Tenant

12,960 SF

.54 Acres

\$ 2,300,000

## 399 W LITTLETON BLVD

Single Tenant

3,904 SF

.44 Acres

\$ 2,500,000

## DEVELOPMENT PARCEL

Hard Corner

Zoning: LB1

.84 Acres

\$ 750,000

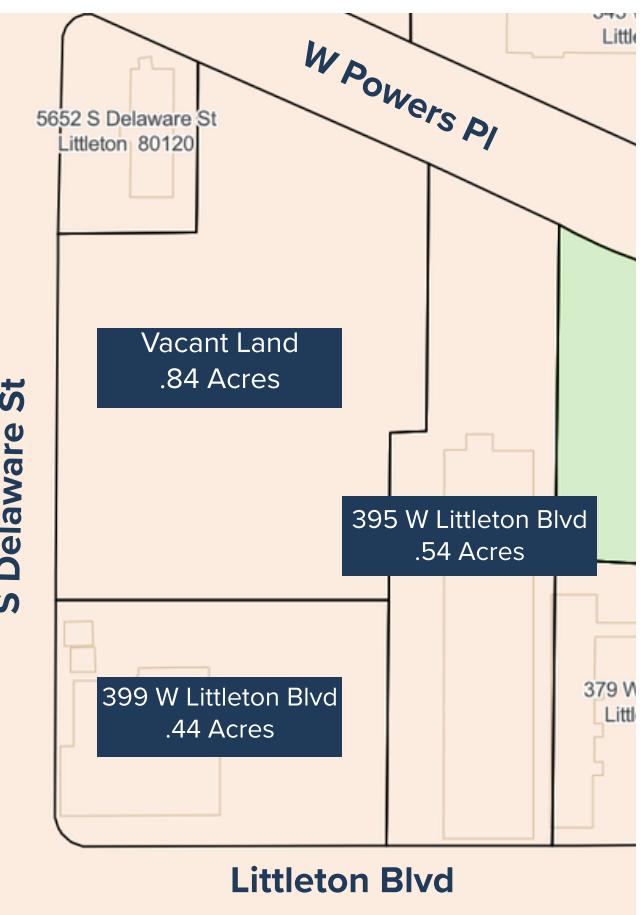


**ALL 3 PROPERTIES PRICED AT:  
\$3,900,000**

**395 W Littleton Blvd: .54 Acres**  
In-Place Income, easy to manage 3 tenants  
Opportunity to increase rents

**399 W Littleton Blvd: .44 Acres**  
Fully functional, turnkey restaurant  
Ideal owner/user opportunity

**Vacant Land: .84 Acres**  
Development opportunity  
Combine parcels and redevelop

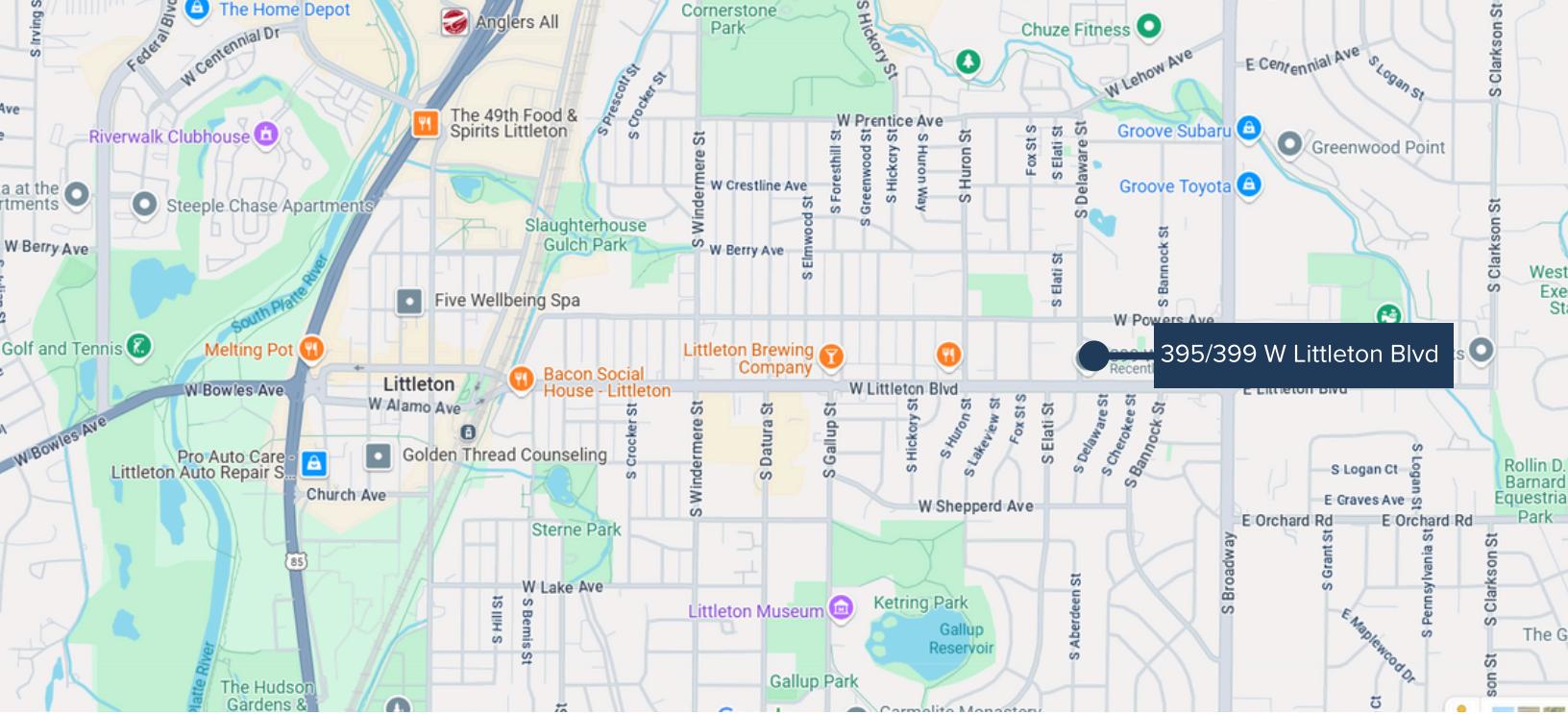


**Contact: John Fairbairn**

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Littleton, Colorado features a historic downtown lined with one-of-a-kind shops, restaurants and breweries. Boasting a vibrant cultural scene packed with galleries and performing arts, including a Smithsonian-accredited museum where blacksmiths and farmers bring history to life. There are parks, rivers, and trails showcasing beautiful views – perfect for fishing, tubing, biking and hiking. The summer event schedule is packed with free outdoor concerts, street festivals, and one of the best bike races in the West. Enjoy easy access to downtown Denver via lightrail or head west to enjoy all the Rocky Mountains have to offer.

These three parcels are located in a well-established area that is highly visible. This location present an excellent opportunity for investment or development.



Walk Score: 80  
Very Walkable



Denver International Airport  
42 minute drive



40 parking spaces at 395 W Littleton Blvd  
30 parking spaces at 399 W Littleton Blvd



Lightrail Station  
11 minute drive

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