

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



Contact: John Fairbairn

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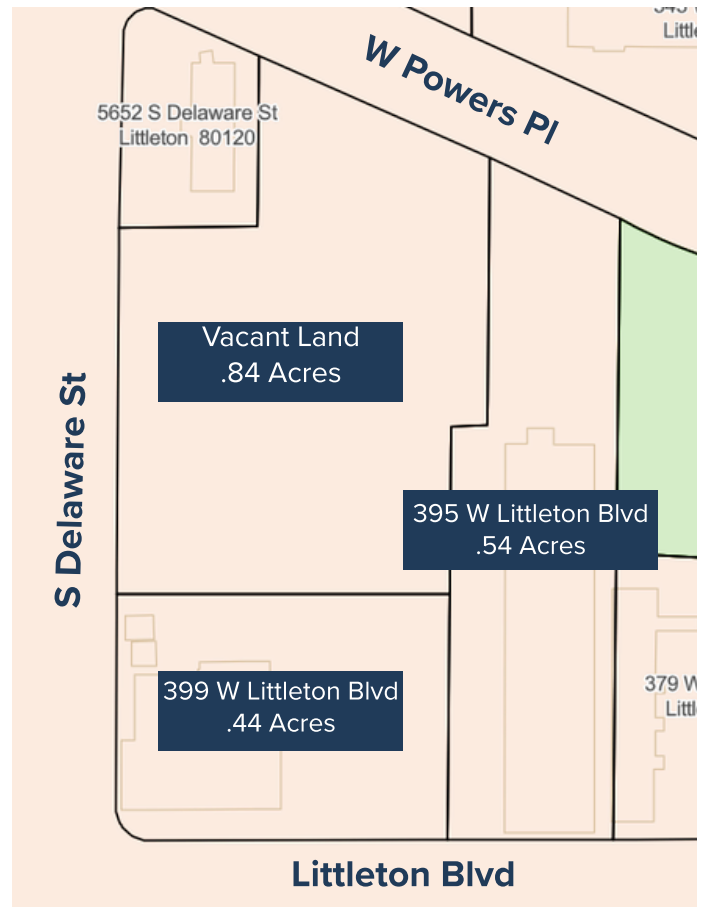
ALL 3 PROPERTIES PRICED AT:

\$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



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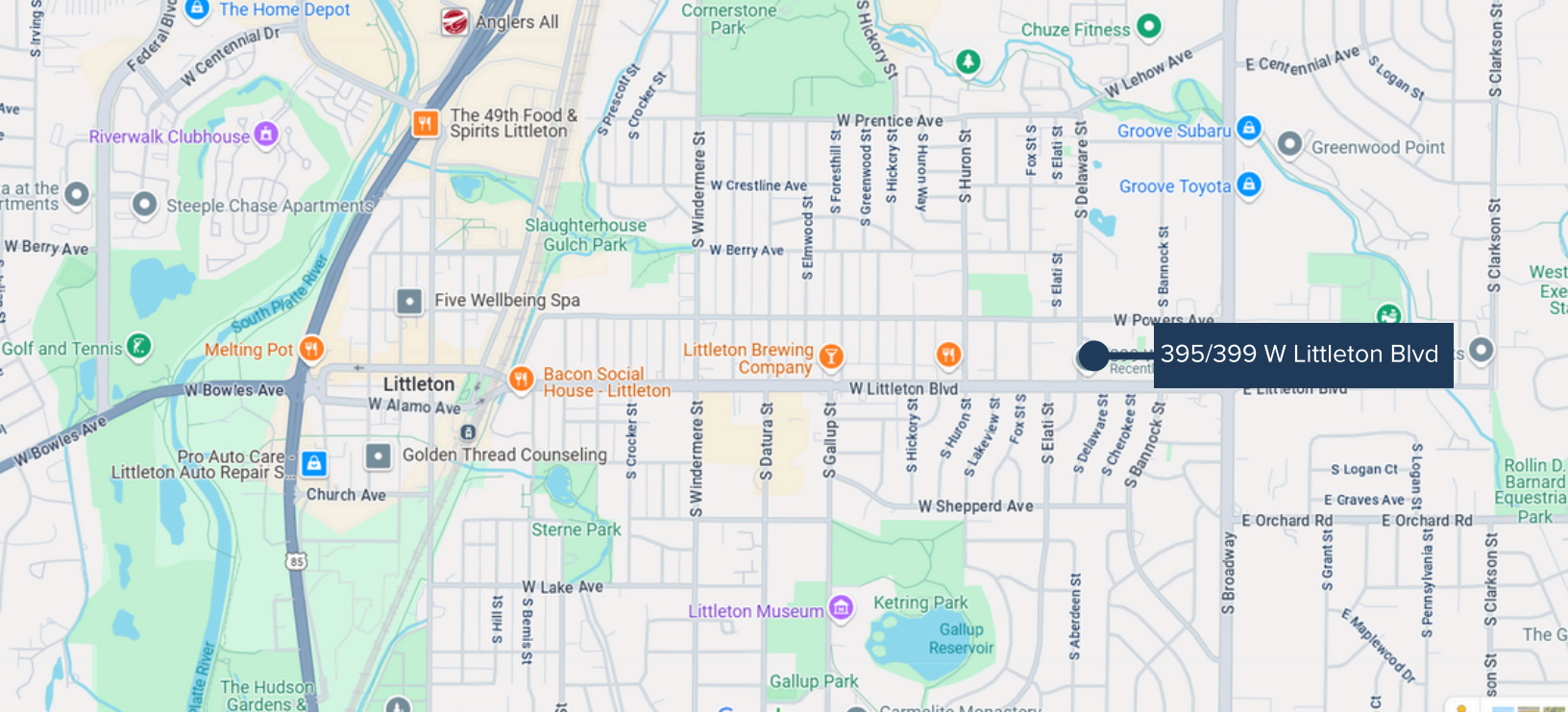


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Littleton, Colorado features a historic downtown lined with one-of-a-kind shops, restaurants and breweries. Boasting a vibrant cultural scene packed with galleries and performing arts, including a Smithsonian-accredited museum where blacksmiths and 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 presents 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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