

# 141 W DAVIES

## OFFICE FOR SALE

141 W Davies Ave N Littleton, CO

**navpoint**  
REAL ESTATE GROUP



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# EXECUTIVE SUMMARY



**PURCHASE PRICE**

**\$1,600,000**



**BUILDING SIZE**

**15,614 SF**



**SPACE**

**3 FLOORS**



**SITE SIZE**

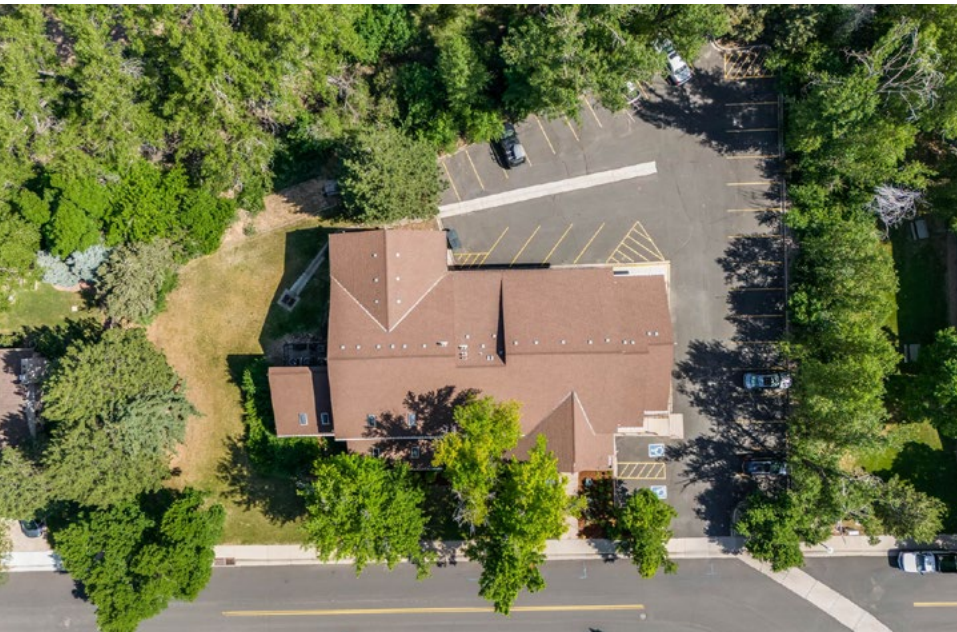
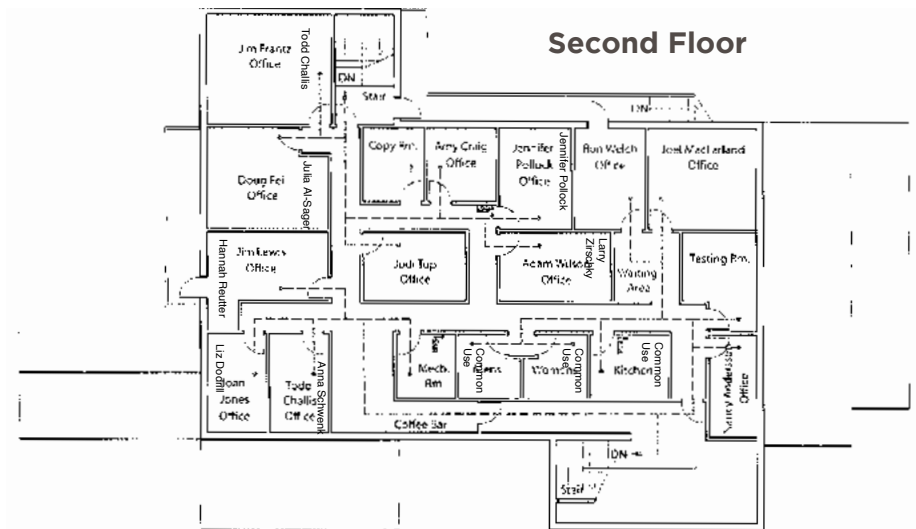
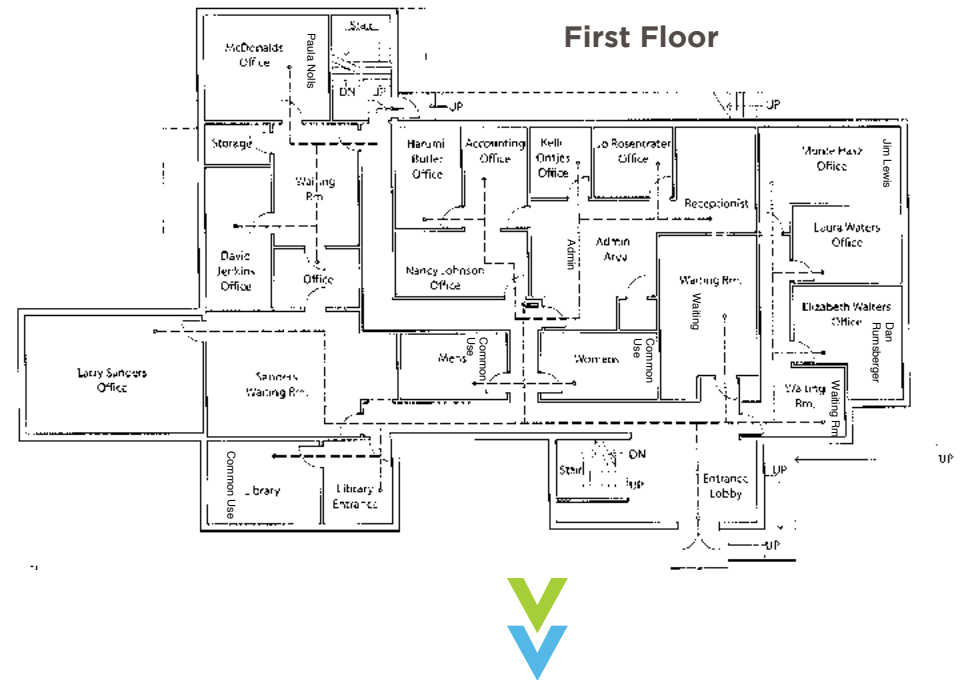
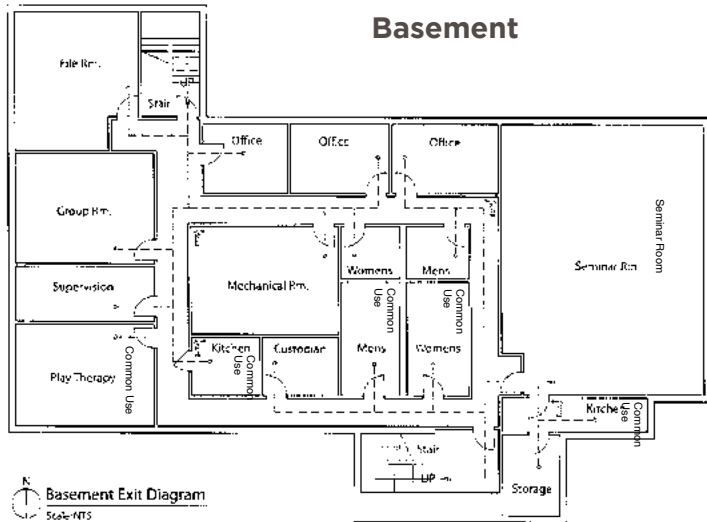
**0.74 AC**

## Property Highlights

- 2 Story Building with Finished Basement
- Freestanding brick building, well located office building with an abundance of parking
- Excellent S Broadway location minutes from C-470 and near Littleton Adventist Hospital
- Nearby retail, restaurants, and services
- Property backs to Highline Canal with Park-Like Setting

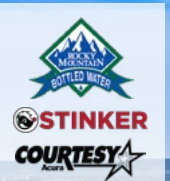


# FLOOR PLAN





# AERIAL MAP



SITE



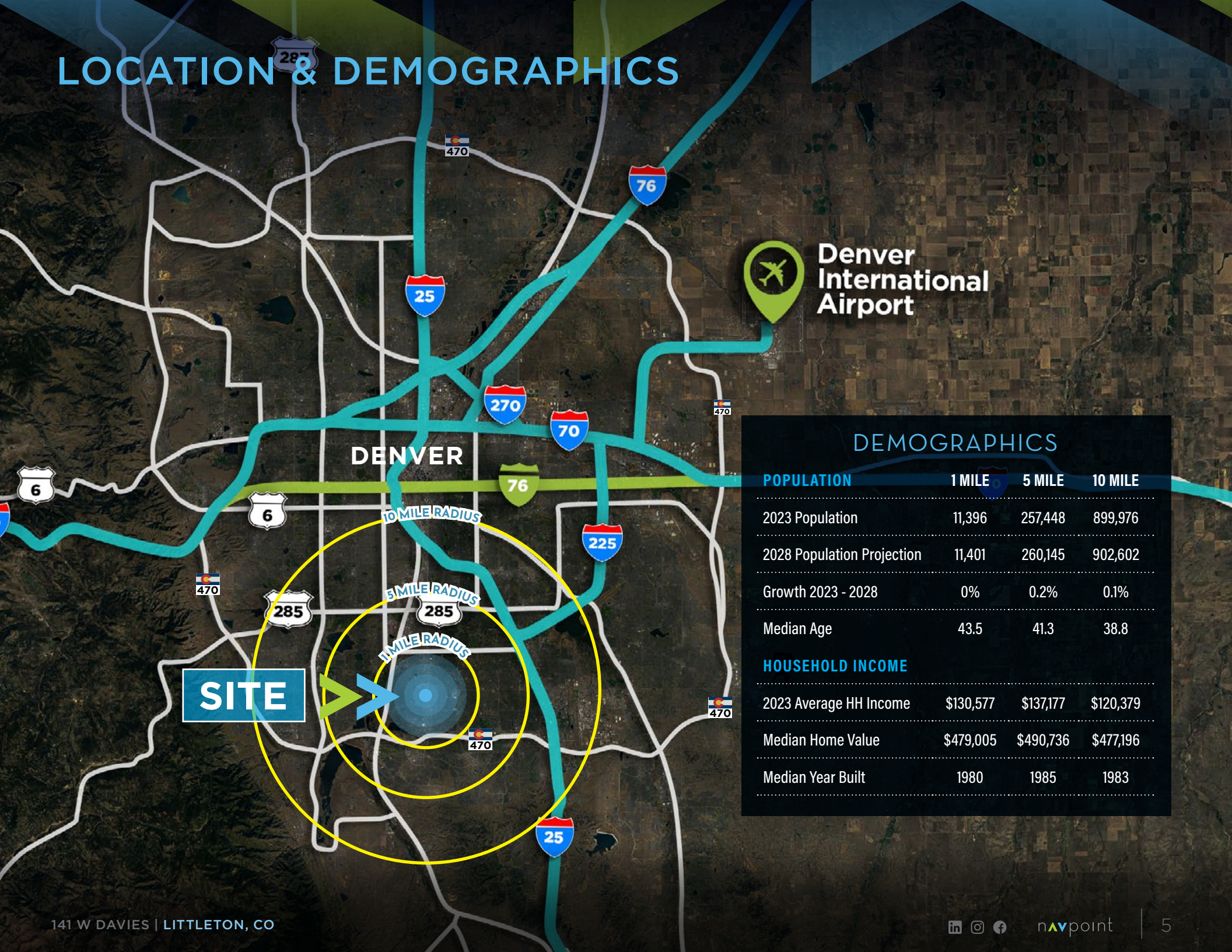
S BROADWAY

W DAVIES AVE N

W RIDGE RD



# LOCATION & DEMOGRAPHICS



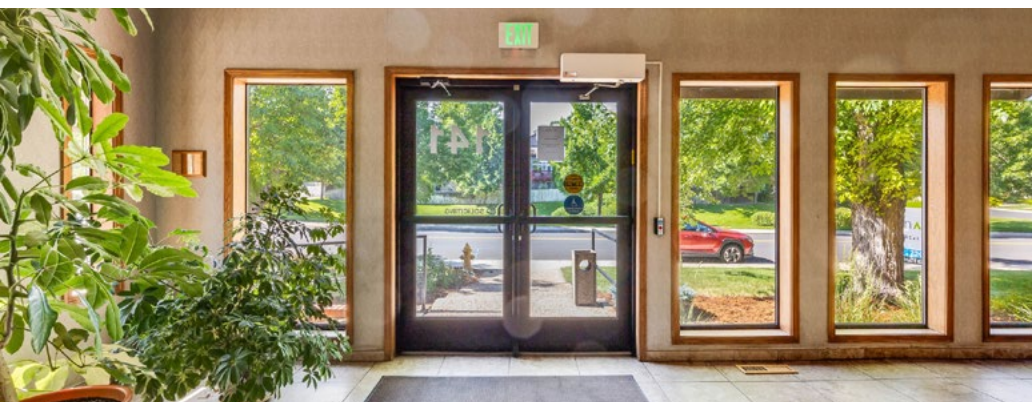
Denver  
International  
Airport

## DEMOGRAPHICS

POPULATION	1 MILE	5 MILE	10 MILE
2023 Population	11,396	257,448	899,976
2028 Population Projection	11,401	260,145	902,602
Growth 2023 - 2028	0%	0.2%	0.1%
Median Age	43.5	41.3	38.8
HOUSEHOLD INCOME			
2023 Average HH Income	\$130,577	\$137,177	\$120,379
Median Home Value	\$479,005	\$490,736	\$477,196
Median Year Built	1980	1985	1983



# PROPERTY PHOTOS





# CLOSER LOOK AT LITTLETON

## STRONG DEMOGRAPHICS FOR THIS TYPE OF PROPERTY

### POPULATION POSITIVE GROWTH

- 2019 – 85,137
- Estimated 2024 – 88,831 (4.34% positive growth)

### FINANCIALLY STABLE

- Median household income is \$89,267 within a 1 mile radius
- 87.36% of the population within 1 mile are homeowners

**Perfect location for executive office spaces as over 50% of the workforce within a 1 mile radius have a travel time to their work of over 30 minutes.**

- 30-60 minute travel time (43.59%)
- 60+ minute travel time (6.93%)

### DOWNTOWN LITTLETON

Downtown Littleton is located approximately two miles from this office building. Office spaces are available there, but are often difficult for tenants because of the lack of parking. There are over 220 businesses in downtown. Main Street is lined with charming art galleries, antique shops, unique clothing boutiques and popular restaurants and bars. Downtown hosts numerous events including: a weekly Farmer's Market, Mardis Gras celebration, fireworks, concerts and art shows. The 87th annual Western Welcome Week celebration is a community favorite hosting 40 events benefiting local civic and charitable organizations.

### STRONG RESIDENTIAL NEIGHBORHOODS

Desireable mid to high income neighborhoods such as Bow Mar, Grant Ranch, and Highlands Ranch are all within 10-15 minutes of the building making it a great option for the professional who needs an office space away from home.





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