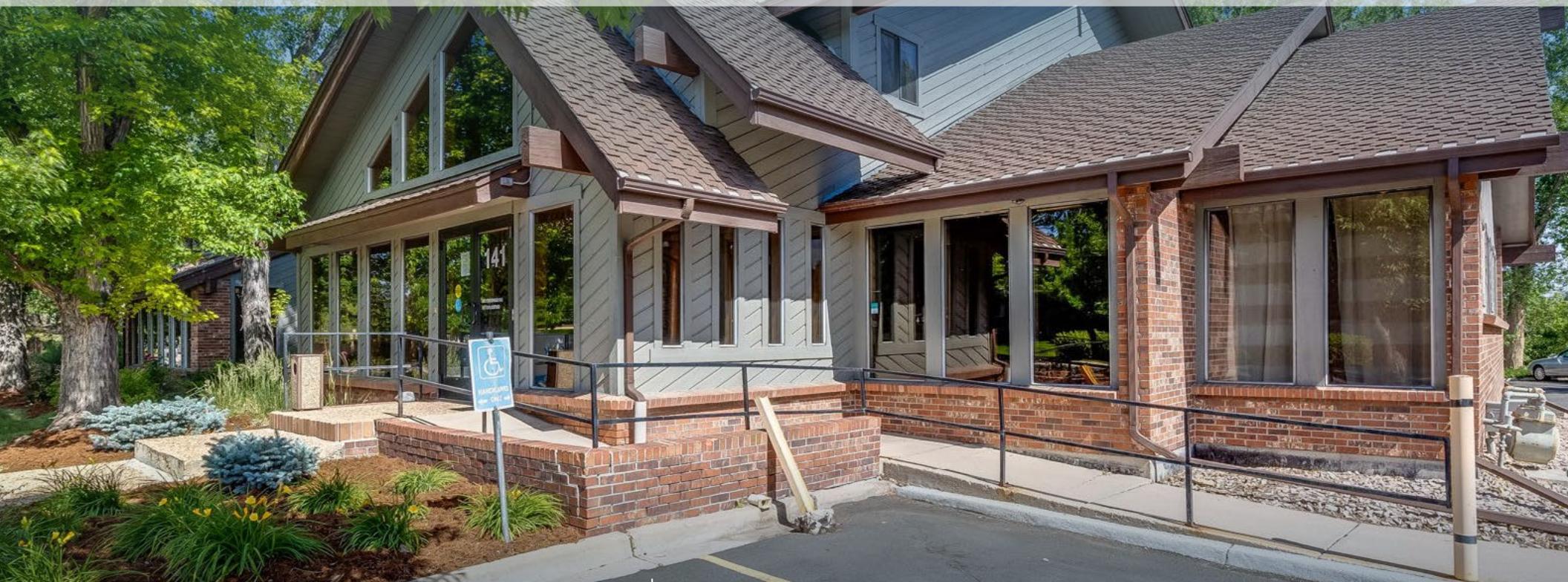


141 W DAVIES

OFFICE FOR SALE

141 W Davies Ave N Littleton, CO



navpoint
REAL ESTATE GROUP



JEFF BRANDON, SIOR *Principal*
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MATT KULBE *Principal*
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EXECUTIVE SUMMARY

PURCHASE PRICE
\$1,600,000

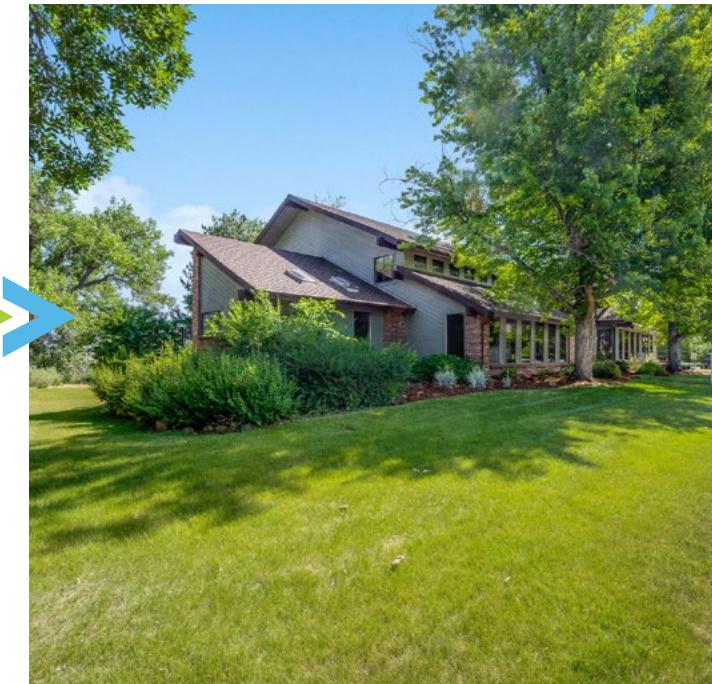
BUILDING SIZE
15,614 SF

SPACE
3 FLOORS

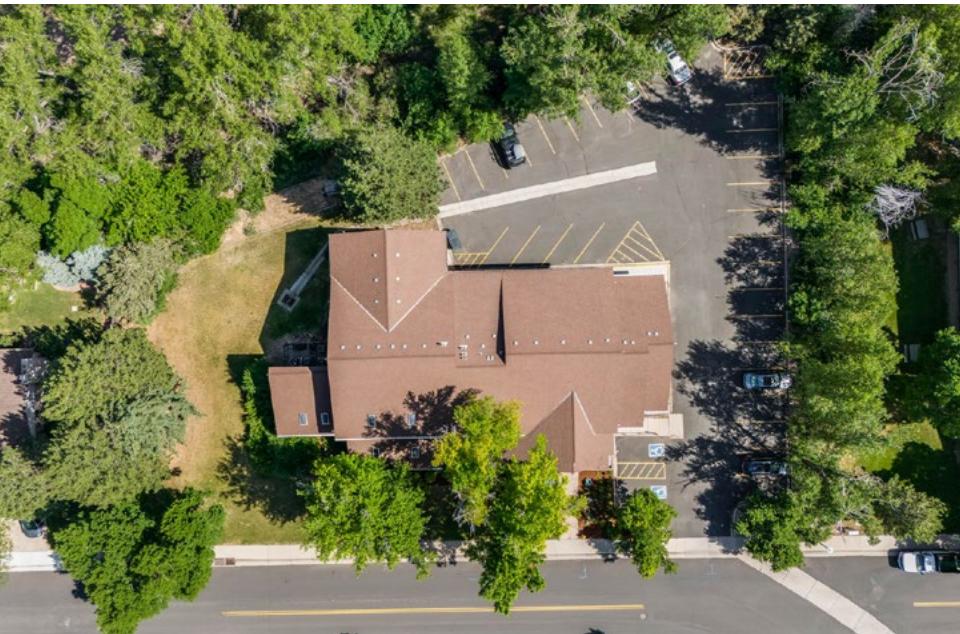
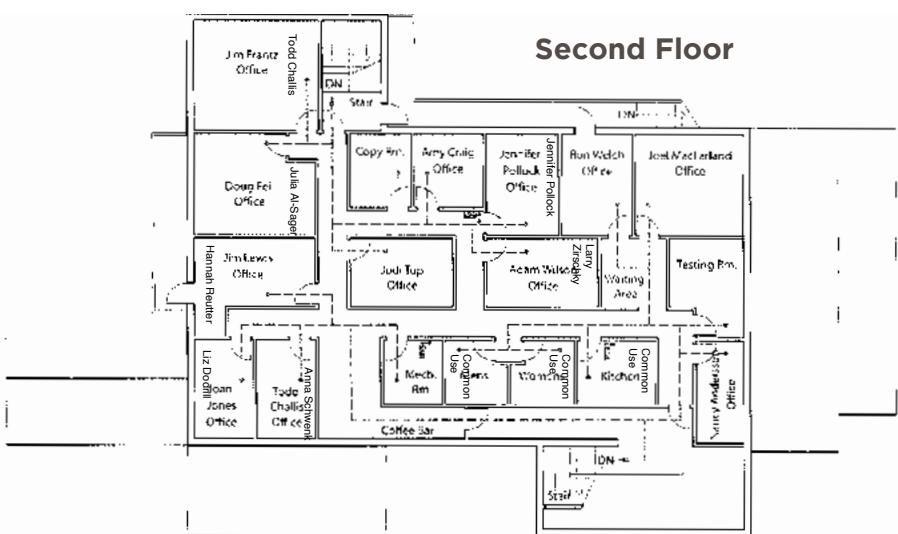
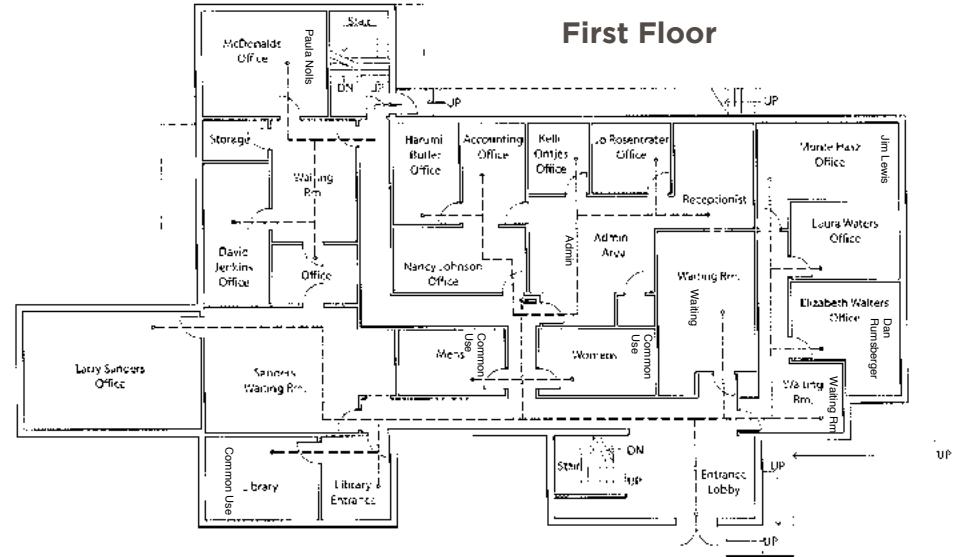
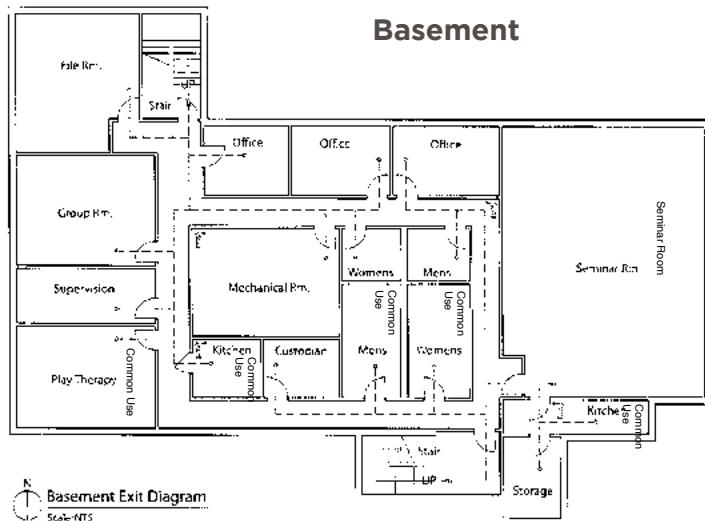
SITE SIZE
0.74 AC

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



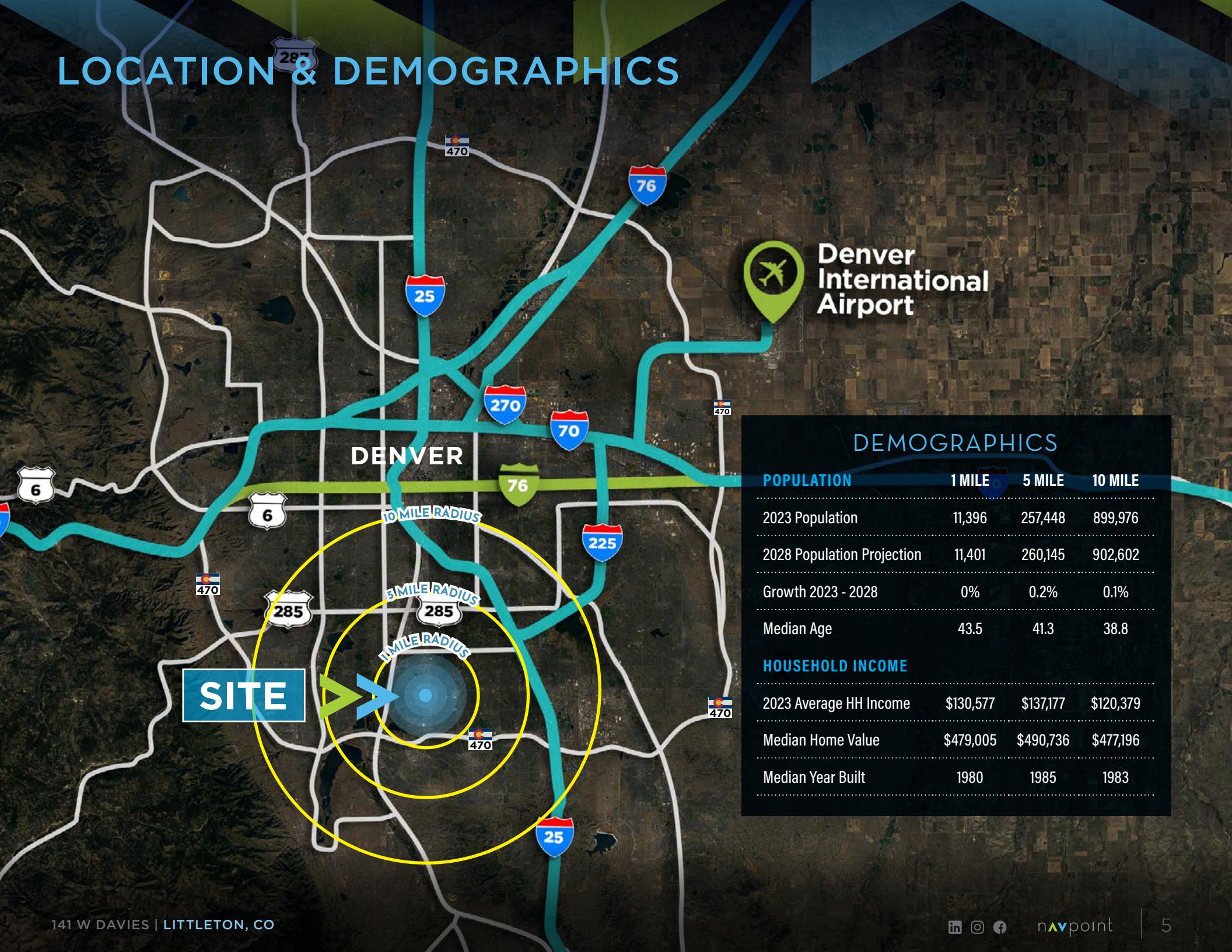
FLOOR PLAN



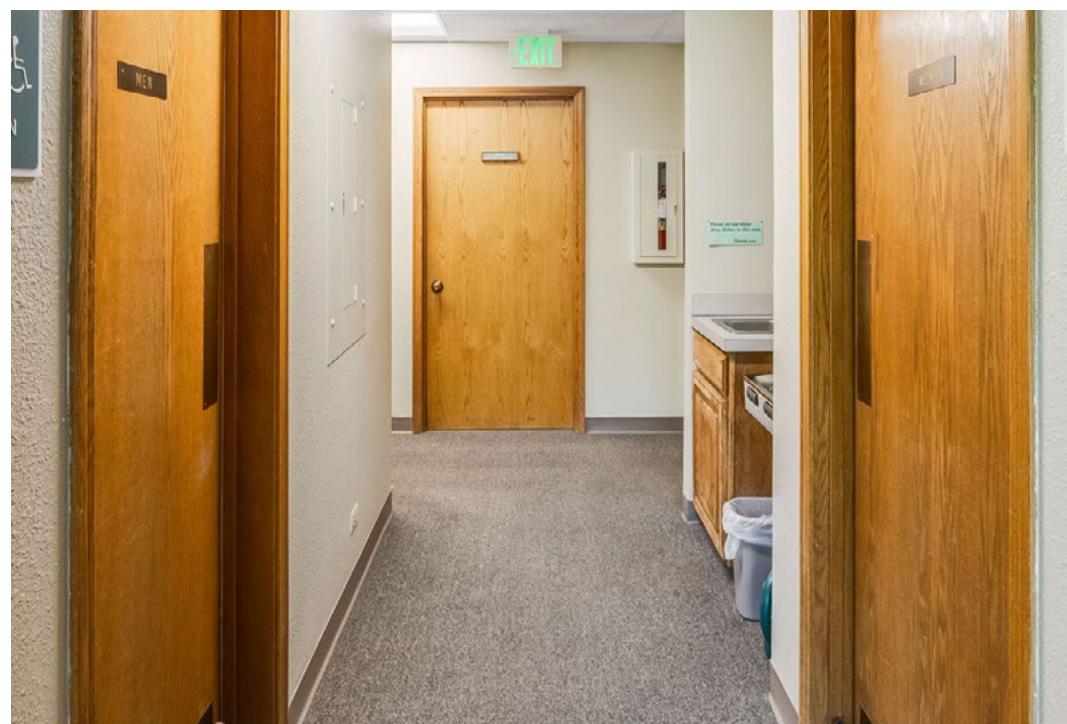
AERIAL MAP



LOCATION & DEMOGRAPHICS



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, Mardi 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

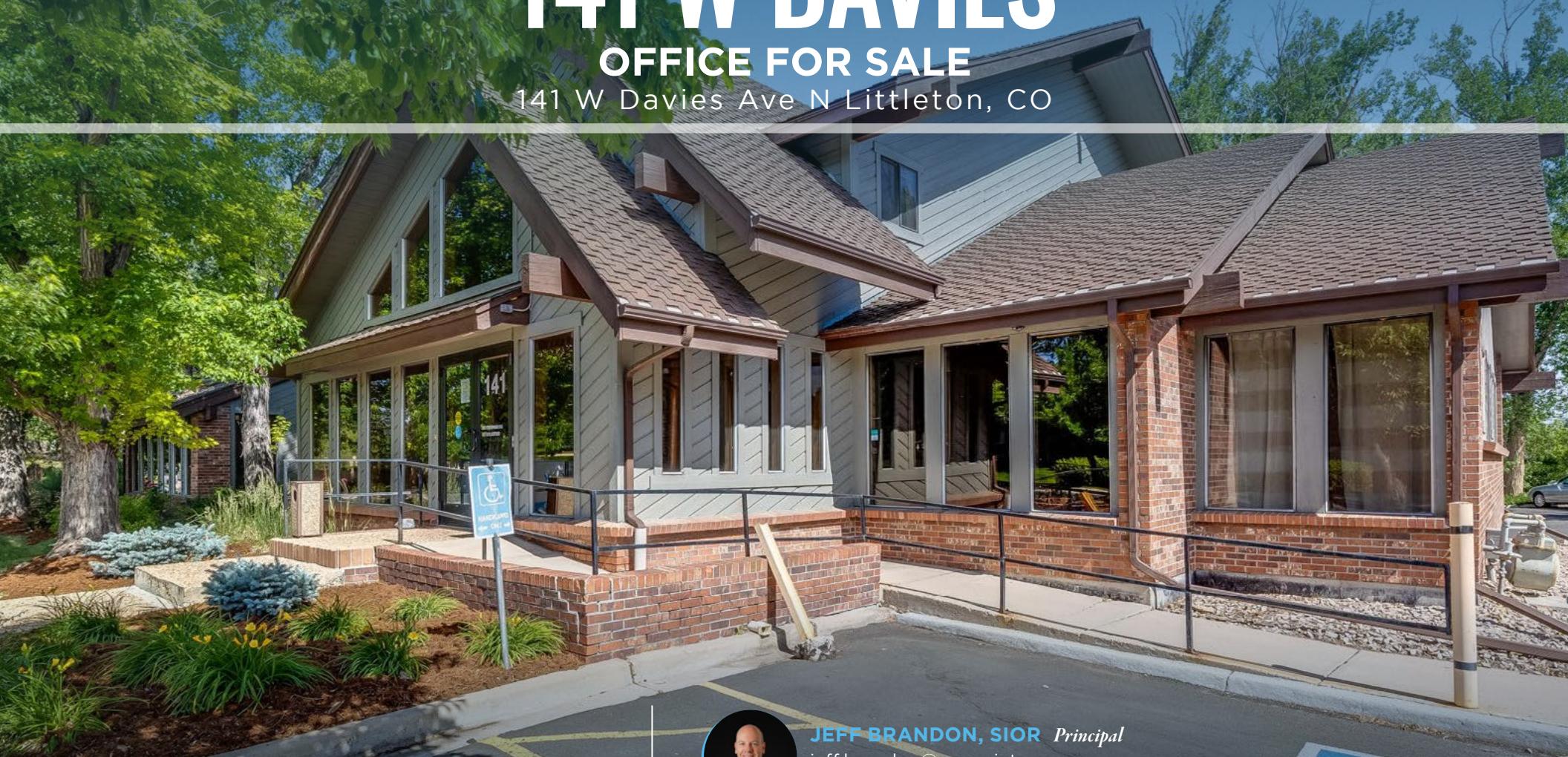
Desirable mid to high income neighborhoods such as Bow Mar, Grant Ranch, and Highlands Ranch are all within 10-15 minutes of the building making it a great option for the professional who needs an office space away from home.



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