

GYROSTOWN GRILL

FOR SALE

Gyros Town

1399 West Littleton Boulevard
Littleton, CO 80120

\$1.30M

PRICE

Del Elmagbari

Principal

303-356-9922 (Mobile)

del@sbcrea.com

SBC Real Estate Advisors

1660 S. Albion St Suite 220-G

Denver, CO 80222

720-639-1520

www.sbcrea.com

Lic# EC.100102989



Executive Summary

1399 West Littleton Boulevard

 PRICE

\$1,300,000

 PRICE/SF

\$1059.49

Turnkey, fully remodeled second-generation restaurant available for sale. The space is equipped with an existing hood system, grease trap, and includes all FF&E, allowing for immediate operation.

Located on a high-visibility corner in the heart of Littleton, the property features a large lot with abundant on-site parking, providing convenient access for customers and staff. Ideal opportunity for an owner-user or operator seeking a plug-and-play restaurant in a strong retail corridor.

PROPERTY DATA

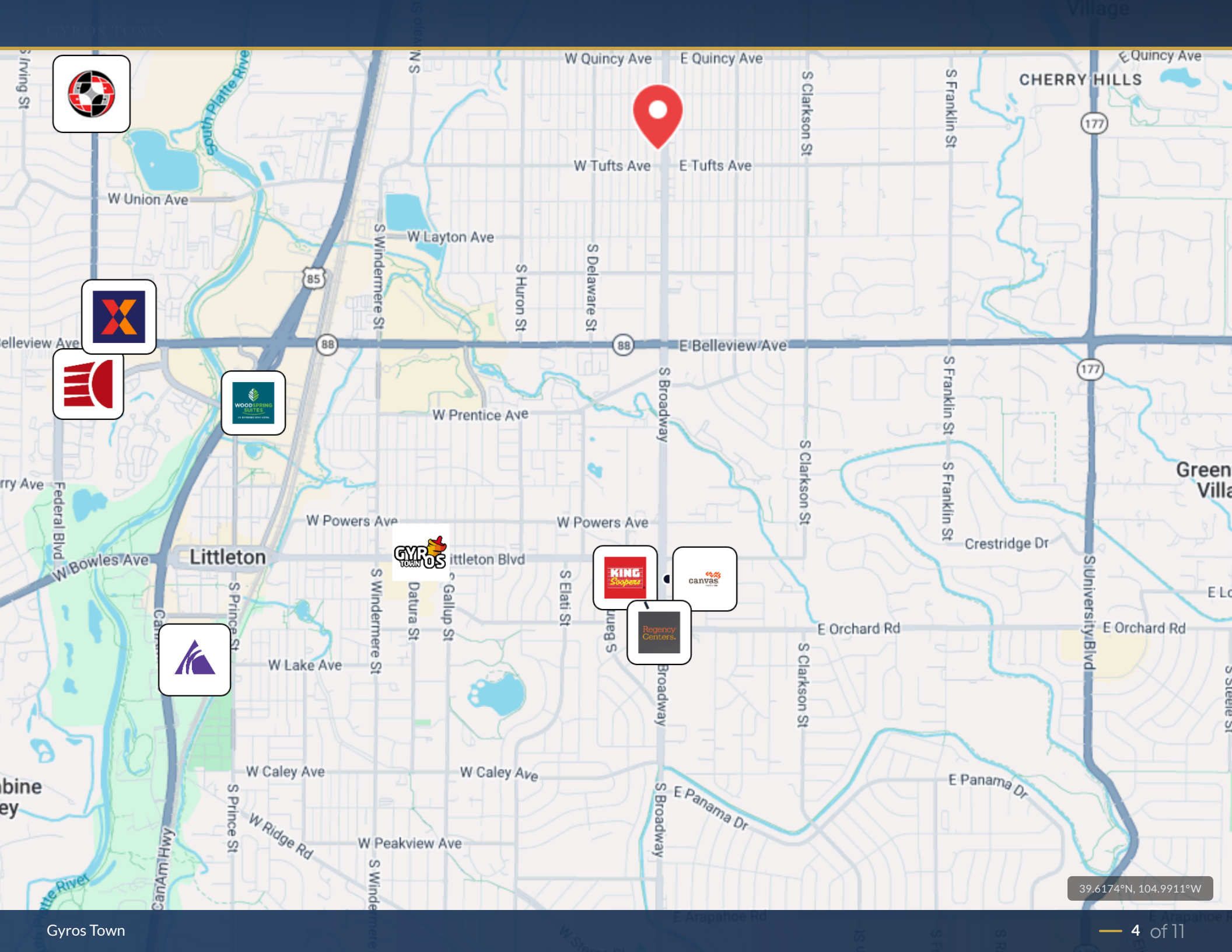
Building SqFt	1,227
Year Built	1951
Lot Size (Acres)	0.275
Parcel ID	2077-16-4-11-008
Zoning	Commercial
County	Arapahoe
Frontage	120
Coordinates	39.613519,-105.003944

Investment Highlights

This location benefits from a well-maintained, modern facade with high-traffic hard corner ingress/egress and multiple points of access for maximum consumer convenience.

Limited new retail construction in the submarket has tightened supply, supporting occupancy and providing upward pressure on inventory increasing demand for 2nd generation restaurant space.

Asking Price	\$1,300,000
Price/SF	\$1059.49
Building SF	1,227
Year Built	1951
Lot Size	0.275



39.6174°N, 104.9911°W











Market Overview



POPULATION 41,737	AREA 13.8 sq mi
ELEVATION 5,351 ft	TIME ZONE UTC-07:00
COUNTY Arapahoe County	INCORPORATED March 13, 1890
STATE Colorado	

Market Overview: Littleton, CO

Littleton is a home rule municipality city located in Arapahoe County, Colorado, United States. Littleton is the county seat of Arapahoe County and is a part of the Denver–Aurora–Lakewood, CO Metropolitan Statistical Area. The city population was 45,652 at the 2020 United States census, ranking as the 20th most populous municipality in Colorado.

DEMOGRAPHIC SNAPSHOT

1-MILE RADIUS		3-MILE RADIUS		5-MILE RADIUS	
Population	15,163	Population	94,105	Population	281,025
Median HH Income	\$76,167	Median HH Income	\$102,500	Median HH Income	\$109,956
Households	7,168	Households	40,841	Households	117,282

Source: ESRI / ArcGIS Business Analyst

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PRESENTED BY



Del Elmagbari

Principal

303-356-9922 del@sbcrea.com

Lic# ER40042478

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