

CONFIDENTIAL OFFERING MEMORANDUM



**LONG-TERM SALE-LEASEBACK INVESTMENT OPPORTUNITY
WITH STRONG TENANT**

CALL FOR PRICING

LITTLETON SOUTHWOOD

61 W DAVIES AVENUE, LITTLETON, CO 80120

CBRE

CBRE'S NATIONAL BEHAVIORAL HEALTH ADVISORY GROUP

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THE OFFERING

CBRE's National Behavioral Health Advisory Group is pleased to present the exclusive offering of **61 West Davies Avenue in Littleton, Colorado**. This two-story office building encompasses approximately 7,000 square feet and was constructed in 1980. Situated on a 0.59-acre parcel, the property provides 26 parking spaces, delivering a parking ratio of 3.71 spaces per 1,000 square feet. The tenant, AllHealth Network, has been established in Colorado for 70 years. This site is mission-critical to provide outpatient services.

Currently Owned and Operated as a
Nonprofit Mental Health Office, Southwood
Represents a Unique Investment Opportunity.



PROPERTY OVERVIEW



ADDRESS
61 WEST DAVIES AVE
LITTLETON, CO



SQUARE FOOTAGE
7,000 SF



LOT SIZE
0.5940 ACERS



YEAR BUILT
1980



MARKET/SUBMARKET
LITTLETON/
SOUTH DENVER METRO



PARKING
26



OCCUPANCY
100%



BUSINESS SUMMARY



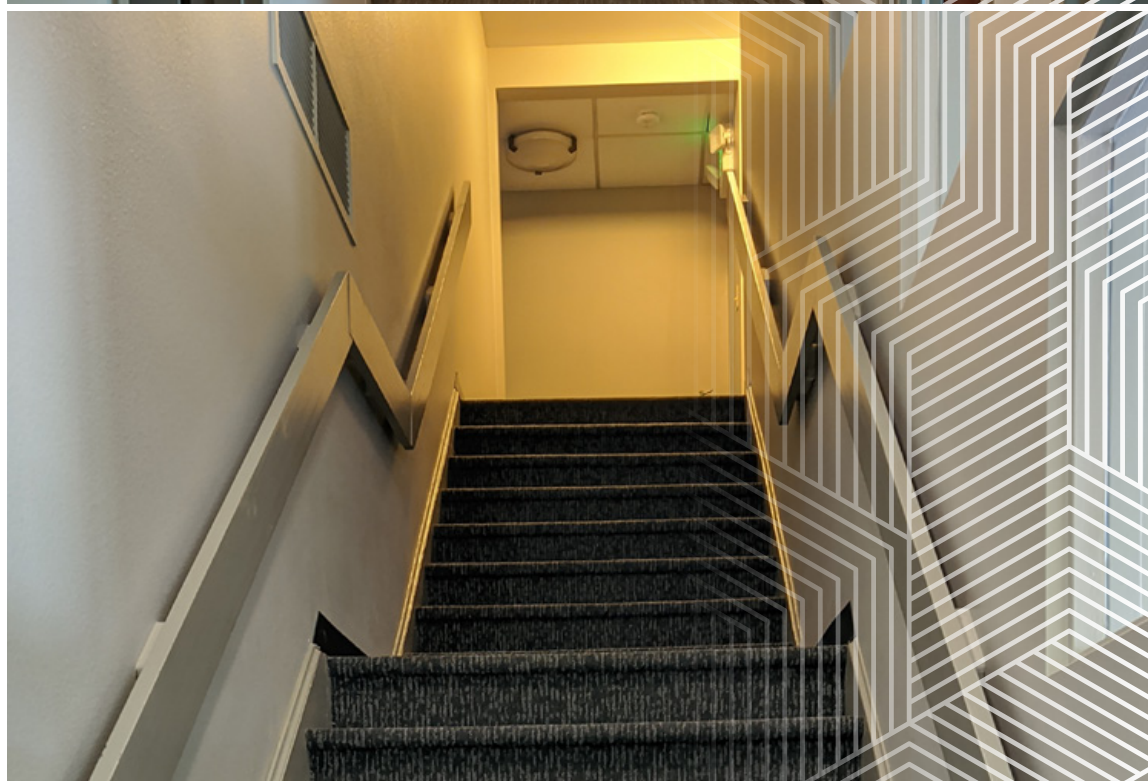
Established in 1955, AllHealth Network is a Colorado-based nonprofit dedicated to delivering integrated behavioral health services to communities across the Denver metro area. AllHealth Network provides a comprehensive range of outpatient services, including:

- ▶ Adult & Older Adult Therapy
- ▶ Adolescent Substance Use Treatment
- ▶ Substance Use Treatment Services
- ▶ Child & Family Therapy
- ▶ Case Management & Community Support
- ▶ Early Childhood Therapy
- ▶ Psychiatry

With more than 60 years of service, AllHealth Network continues to innovate and lead in creating effective solutions for wellness and recovery, helping individuals and families achieve healthier, more fulfilling lives.

COMPANY FAST FACTS

Name	All Health Network
Website	Non Profit Mental Health Organization Denver - Mental Health Services
U.S. Headquarters	Englewood, CO 80112
Sector/Industry	Behavioral Health



MARKET OVERVIEW

Littleton, Colorado, is a thriving suburban community located just south of Denver, offering a blend of small-town charm and metropolitan convenience. The area features an abundance of amenities, including scenic parks, recreational trails, shopping centers, and diverse dining options. Its proximity to the Rocky Mountains provides easy access to outdoor activities.

Littleton is well-connected through major highways and light rail service, making commuting efficient. The nearest airport, Denver International Airport, is approximately 35 miles away and offers extensive domestic and international flight options.



COMMUNITY SUMMARY

61 W DAVIES AVE, LITTLETON, COLORADO, 80120

DRIVE TIME: **10 MINUTES**

168,287

Population
Total

0.04%

Population
Growth

2.36

Average
HH Size

48.4

Diversity
Index

42.3

Median
Age

\$121,425

Median
HH Income

\$671,376

Median Home
Value

\$502,870

Median Net
Worth

19.4%

Age <18

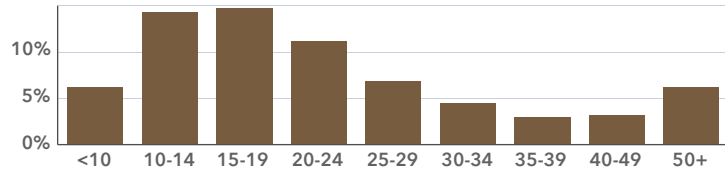
59.9%

Age 18-64

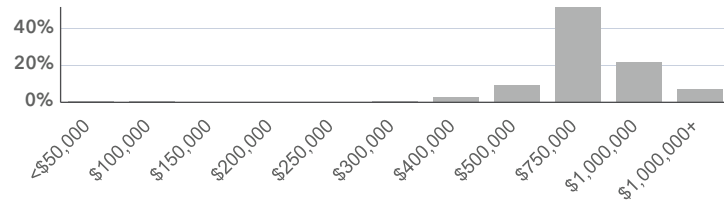
20.6%

Age 65+

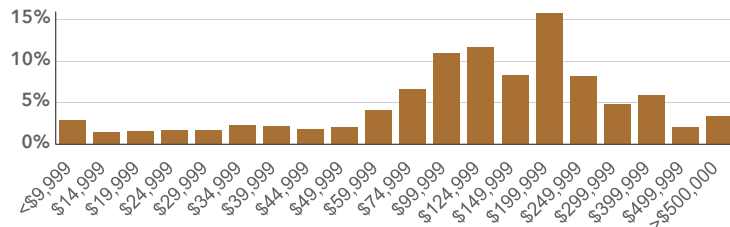
MORTGAGE AS PERCENT OF SALARY



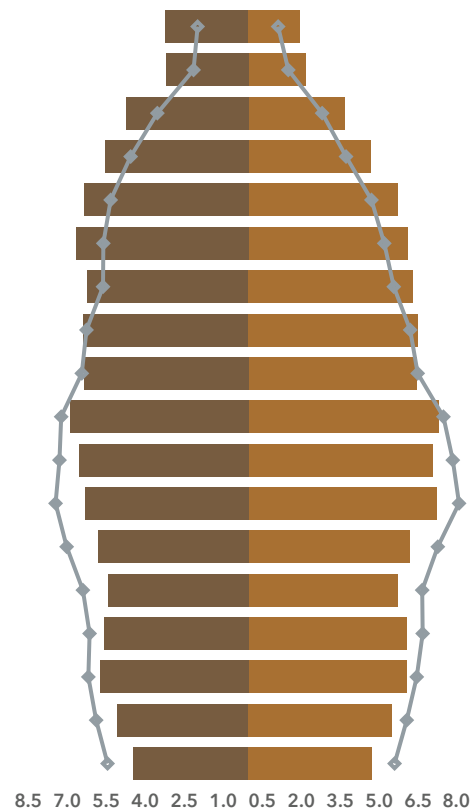
HOME VALUE



HOUSEHOLD INCOME



Age Profile: 5 Year Increments



Dots show
comparison to

ARAPAHOE COUNTY



10.7%
Services

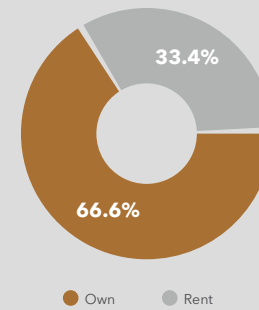


11.1%
Blue Collar

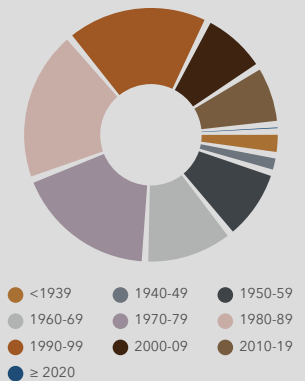


78.2%
White Collar

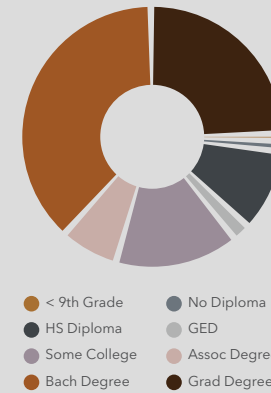
Home Ownership



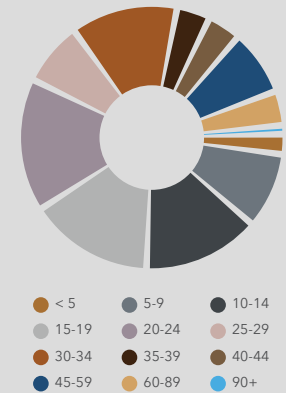
Housing: Year Built



Educational Attainment



Commute Time: Minutes



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Source: This infographic contains data provided by Esri (2025), ACS (2019-2023).

COMMUNITY SUMMARY

61 W DAVIES AVE, LITTLETON, COLORADO, 80120
DRIVE TIME: 30 MINUTES

1,580,220
Population
Total

0.74%
Population
Growth

2.33
Average
HH Size

66.5
Diversity
Index

37.9
Median
Age

\$108,543
Median
HH Income

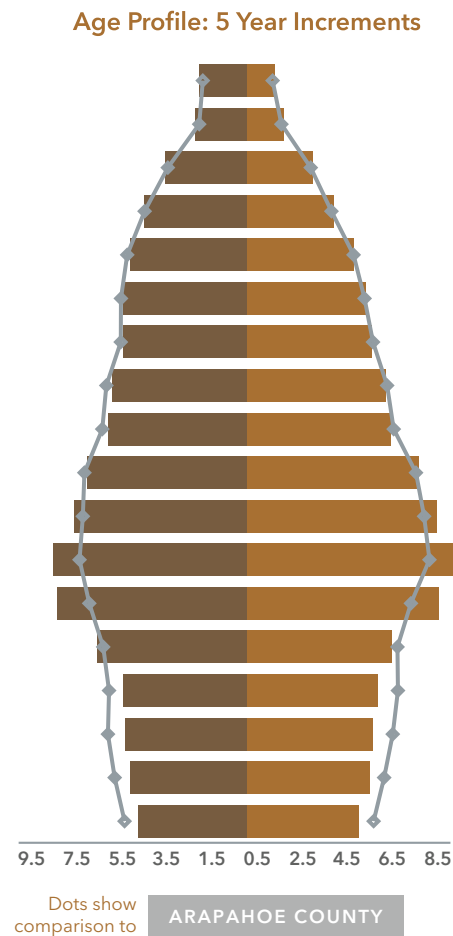
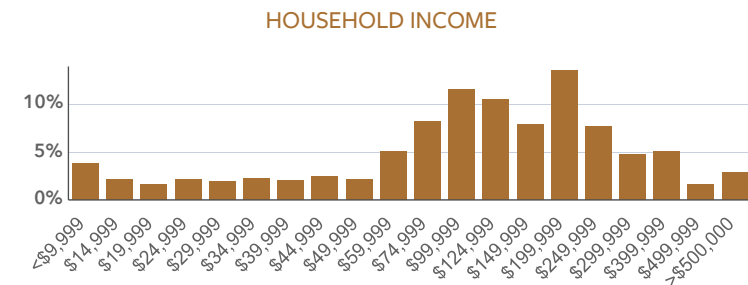
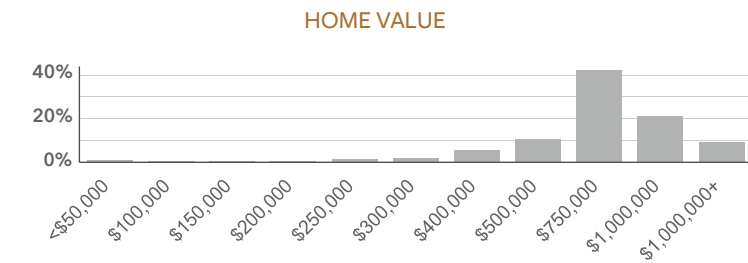
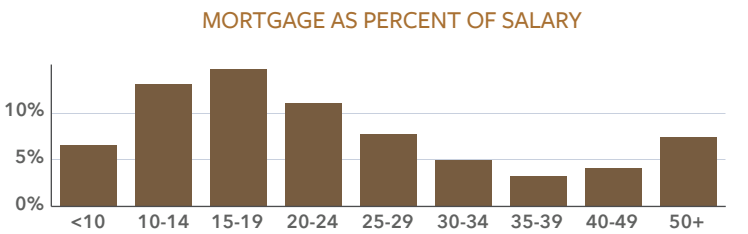
\$668,691
Median Home
Value

\$260,696
Median Net
Worth

19.1%
Age <18

64.8%
Age 18-64

16.0%
Age 65+



12.6%
Services

12.2%
Blue Collar

75.2%
White Collar

Home Ownership

Own: 55.3%, Rent: 44.8%

Housing: Year Built

Legend: <1939, 1940-49, 1950-59, 1960-69, 1970-79, 1980-89, 1990-99, 2000-09, 2010-19, ≥ 2020

Educational Attainment

Legend: < 9th Grade, HS Diploma, Some College, Bach Degree, No Diploma, GED, Assoc Degree, Grad Degree

Commute Time: Minutes

Legend: < 5, 5-9, 10-14, 15-19, 20-24, 25-29, 30-34, 35-39, 40-44, 45-59, 60-89, 90+

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COMMUNITY SUMMARY

61 W DAVIES AVE, LITTLETON, COLORADO, 80120
DRIVE TIME: **45 MINUTES**

2,478,790
Population
Total

0.90%
Population
Growth

2.45
Average
HH Size

71.7
Diversity
Index

37.5
Median
Age

\$106,342
Median
HH Income

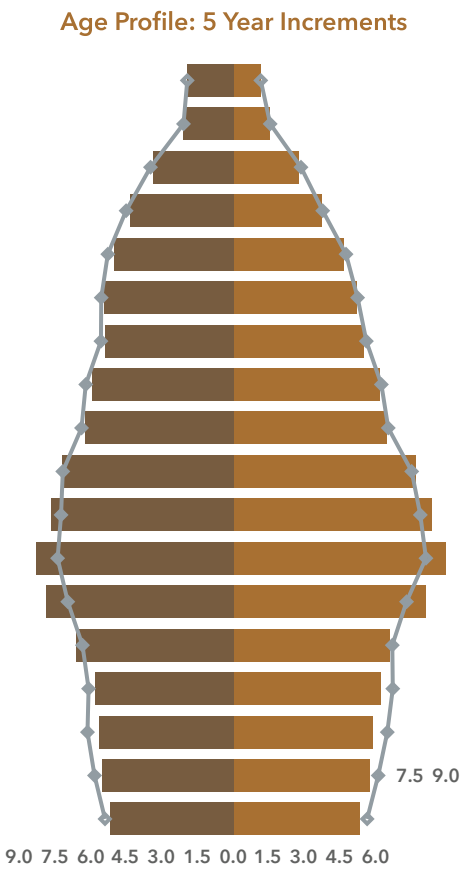
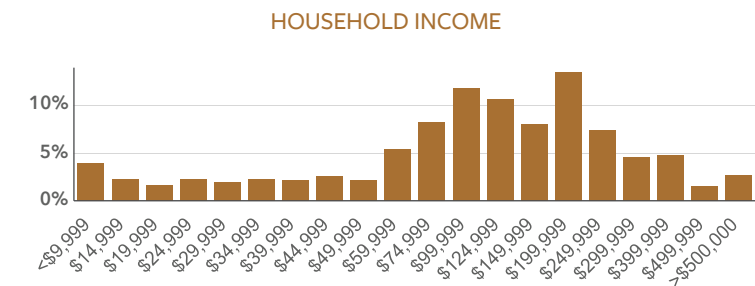
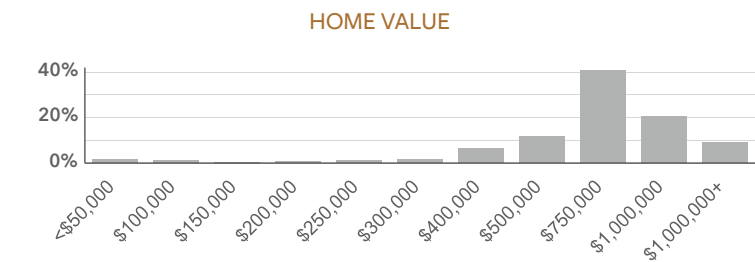
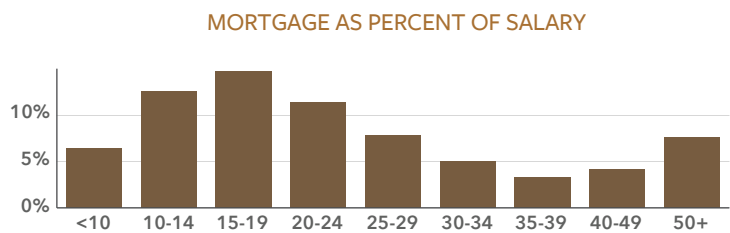
\$656,313
Median Home
Value

\$264,765
Median Net
Worth

20.3%
Age <18

64.3%
Age 18-64

15.3%
Age 65+



Dots show comparison to **ARAPAHOE COUNTY**

13.9%
Services

15.0%
Blue Collar

71.2%
White Collar

HOME OWNERSHIP

Own: 57.4%
Rent: 42.6%

HOUSING: YEAR BUILT

Legend:
• <1939
• 1940-49
• 1950-59
• 1960-69
• 1970-79
• 1980-89
• 1990-99
• 2000-09
• 2010-19
• ≥ 2020

EDUCATIONAL ATTAINMENT

Legend:
• < 9th Grade
• HS Diploma
• Some College
• Bach Degree
• No Diploma
• GED
• Assoc Degree
• Grad Degree

COMMUTE TIME: MINUTES

Legend:
• < 5
• 5-9
• 10-14
• 15-19
• 20-24
• 25-29
• 30-34
• 35-39
• 40-44
• 45-59
• 60-89
• 90+

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