

FOR LEASE - FREESTANDING COMMERCIAL PROPERTY IN
DOWNTOWN LITTLETON

2505 WEST
ALAMO AVENUE

LITTLETON, CO 80120



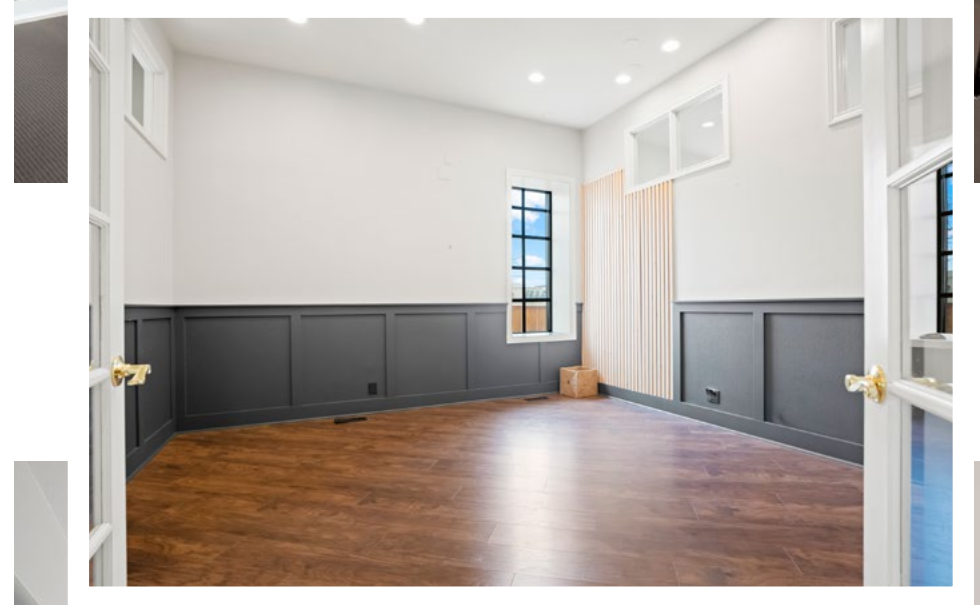
 **PINNACLE**
REAL ESTATE ADVISORS

EXECUTIVE SUMMARY

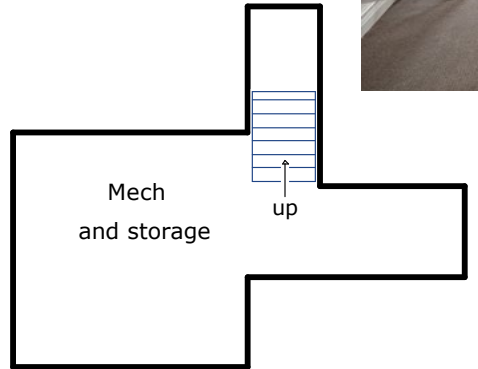
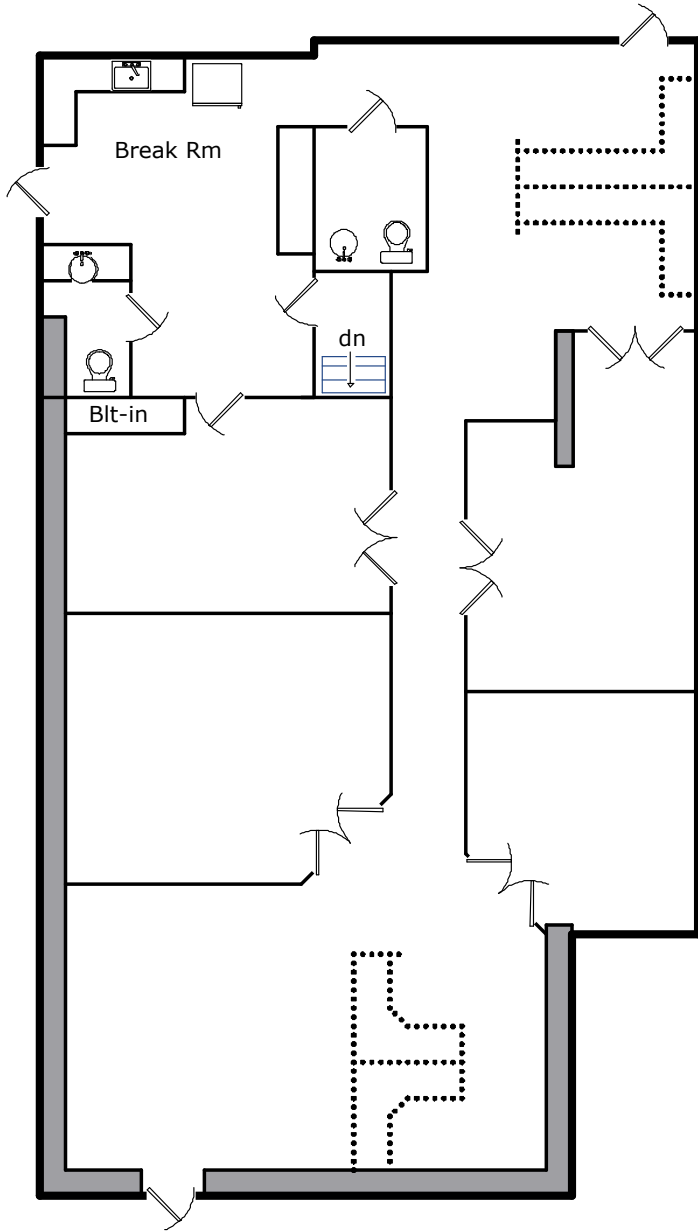
2505 West Alamo Avenue presents a versatile leasing opportunity in the well recognized Downtown Littleton submarket. The property is currently vacant, allowing a tenant to take immediate advantage of the prominent corner location that also provides twelve on-site parking spaces and strong surrounding demographics.

PROPERTY DETAILS

LEASE RATE:	\$35.00/SF NNN
BUILDING TYPE:	Office
BUILDING SIZE:	2,184 SF
LOT SIZE:	0.23 AC/10,400 SF
PARKING:	12 Spaces
ZONING:	DTA
PERMITTED USES:	Restaurant, Coffee Shop, Office, Health Club, Medical Facility, Hotel, Bank/Credit Union
CONSTRUCTION TYPE:	Stone
YOC	1901
PROPERTY TAXES:	\$23,181.97 (2025)



FLOOR PLAN



2505 WEST ALAMO AVENUE



MB TEAM

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