

# FOR SALE OR GROUND LEASE

## KATE'S PASTURE

9914 WEST QUINCY AVENUE,  
LITTLETON, CO 80123



### HIGHLIGHTS

ADDRESS	9914 West Quincy Avenue, Littleton, CO 80123
SIZE	± 9,500 SF (1.32 acres)
ZONING	Proposed/permitted uses include: Fast Food, Day Care, Restaurant, Retail, and Medical/Dental



PAD SITE AVAILABLE WITH  
EXCELLENT VISIBILITY FROM  
THE INTERSECTION OF QUINCY  
AVENUE AND KIPLING STREET



1.32 ACRES  
TOTAL



OPPORTUNITY TO  
DEVELOP TWO FREE  
STANDING SINGLE  
TENANT PADS.



DRIVE THRU  
ALREADY  
APPROVED  
BY THE CITY

One Broadway Suite A300  
Denver, CO 80203  
T: 303.962.9555  
www.PinnacleREA.com

 **PINNACLE**  
REAL ESTATE ADVISORS

# LOCATION MAP



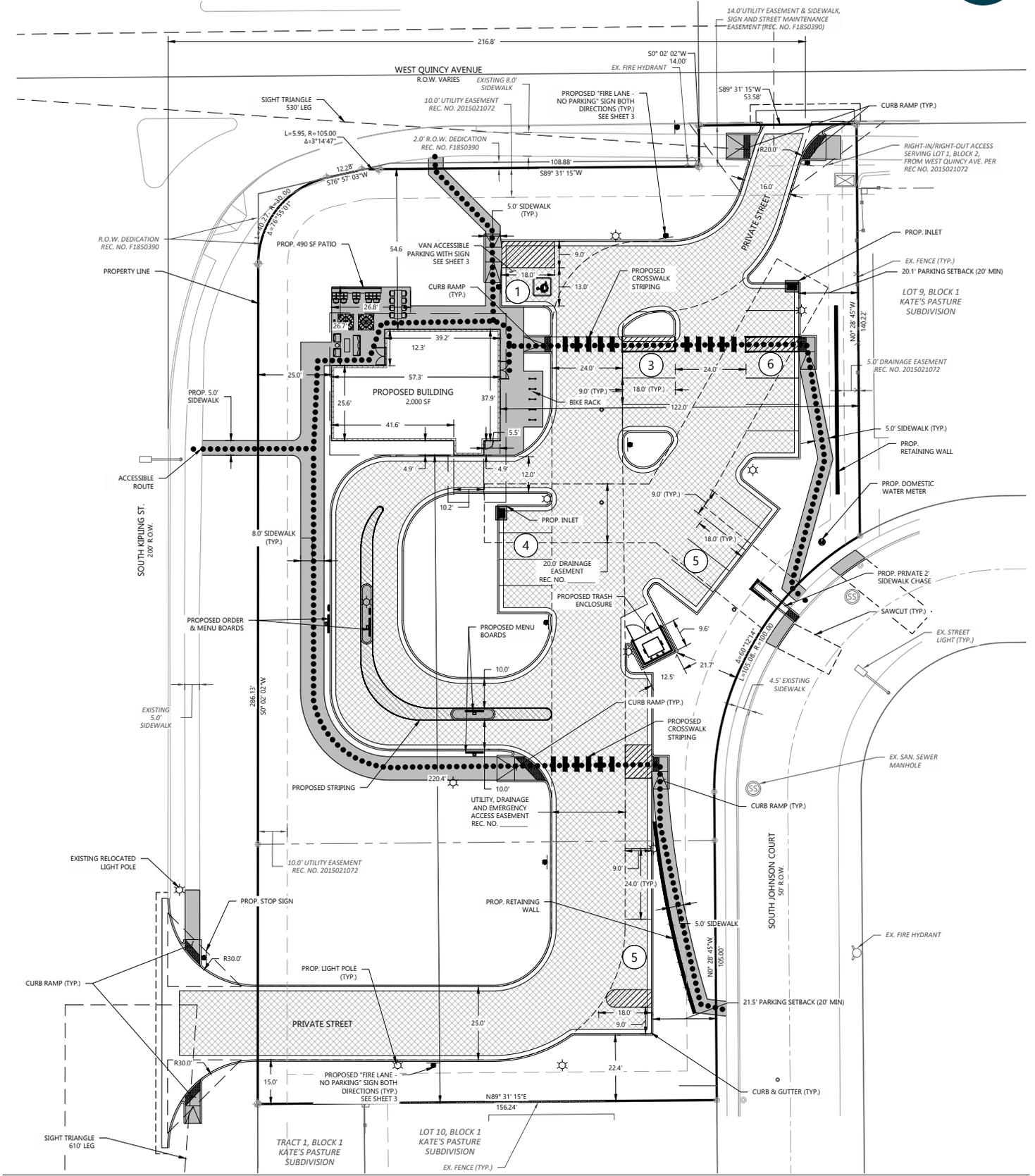
## DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
2024 EST. POPULATION	9,871	101,576	224,364
2029 PROJECTED POPULATION	9,599	99,445	219,975
2024 EST. DAYTIME POPULATION	8,922	57,956	137,976
2024 EST. AVG HH INCOME	\$143,910	\$155,794	\$146,880
2024 EST. HOUSEHOLDS	4,252	40,603	93,425
2024 EST. BUSINESSES	724	4,452	10,574

## TRAFFIC

	Vehicles / Day
KIPLING STREET	33,704
QUINCY AVENUE	12,830

# SITE PLAN



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## INVESTMENT TEAM

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