



1890

W LITTLETON BOULEVARD
LITTLETON, COLORADO

Kentwood

Real Estate

Owner/User Office Building for
Sale in Downtown Littleton

FOR SALE - \$1,250,000

PROPERTY TOUR & OFFER SUMMARY

Property Tours

All interested parties must be accompanied by a member of the Listing Team. Forty-Eight (48) hours notice must be given in order to confirm all property tours and can be scheduled by contacting one of the Brokers below.

Offer Submittal

All offers must be submitted on a State of Colorado approved purchase contract or on a contract written by an licensed attorney with all purchase terms to include: sales price, earnest money, financing terms, any contingencies and a closing date. Non-binding LOI's will not be considered as a valid offer. Earnest money shall be payable to and held by Land Title Guarantee Company.

PRESENTED BY: _____



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EXECUTIVE SUMMARY

PROPERTY DETAILS

SALES PRICE	\$1,250,000
TOTAL BUILDING SIZE	2,687 SF
TOTAL LAND SIZE	8,843 SF
PROPERTY TYPE	Free-Standing Office
YEAR BUILT	1926
CONSTRUCTION	Masonry
ROOF	Sloped
HEAT	Gas/Forced Air
SUBMARKET	Downtown Littleton
LEGAL	E 18 Ft Of 14 All 15 & 16 Blk 1 Capitolia

Property Highlights

- » Prime Downtown Littleton location with excellent visibility
- » Free-standing building ideal for an owner/user
- » Attractive brick façade, professional landscaping, and prominent signage
- » Main level + fully finished basement with separate entrance
- » Flexible layout suitable for single or multi-tenant use
- » Elevator access between levels
- » 8 private offices plus open work area
- » Full kitchen, two restrooms, reception/conference area, and storage
- » Abundant natural light and air conditioning throughout
- » Outdoor lift located on the back porch for accessibility
- » Rear, off-street parking with convenient access for occupants and visitors



Owner/User Office in Downtown Littleton, CO

Positioned in the heart of Littleton's vibrant downtown, this beautifully maintained, free-standing office building presents a rare opportunity for an owner/user to acquire a highly visible, well-located asset in a premier setting. Featuring an attractive brick façade, professional landscaping, and prominent building signage, the property offers strong curb appeal and excellent exposure. The building includes a functional layout with a main level and a fully finished basement with a separate entrance, providing flexibility for a variety of uses or potential multi-tenant configurations. Elevator access ensures convenient connectivity between levels. Currently configured with 8 private offices and an open work area, the space also includes a full kitchen, two restrooms, dedicated storage areas, and a welcoming reception/lobby that is presently utilized as a conference room. Large windows throughout allow for abundant natural light, creating a bright and comfortable environment, complemented by air conditioning for year-round comfort. Additional highlights include rear, off-street parking and easy accessibility, enhancing convenience for both occupants and visitors. Surrounded by downtown amenities, dining, and services, this property is ideal for an owner/user seeking a well-cared-for asset in a highly desirable location.

Own a Piece of History:

The Crysler Residence

This property is directly tied to the legacy of Dr. Walter C. Crysler, one of Littleton's most influential early civic and medical leaders. Constructed in the early 1920s as the Crysler family residence, the home stands as a tangible link to a formative period in the city's development, when Littleton was evolving from a small rural town into a more established Front Range community.

Dr. Crysler lived and worked in Littleton for more than four decades, serving as the town's primary physician and delivering care to generations of local families—reportedly delivering over 1,900 babies during his career. From this residence, he became deeply embedded in the daily life of the community, making the home not just a private dwelling, but a cornerstone of his enduring presence in Littleton.

The property also reflects Crysler's broader civic impact. During his ownership, he served two terms as mayor and played a key role in shaping the city's early infrastructure and financial institutions, including helping establish the local banking system. As such, the home is closely associated with a period of significant growth and civic organization in Littleton's history.

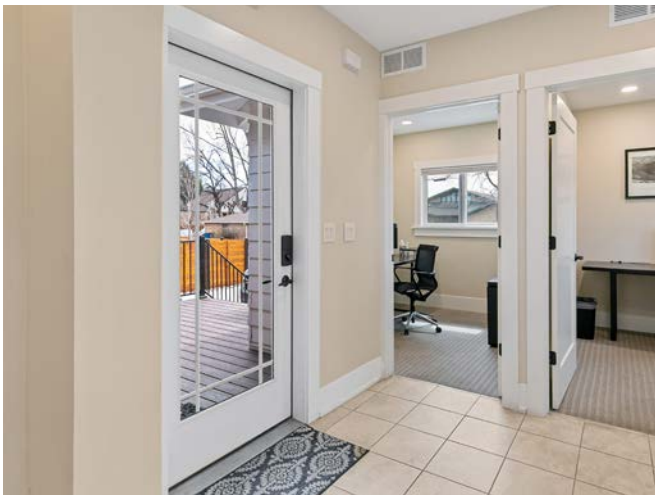
Today, the property offers more than architectural charm—it represents a rare opportunity to own a piece of Littleton's heritage, with a direct connection to one of the individuals who helped define the character and trajectory of the community.



MAIN LEVEL



MAIN LEVEL



LOWER LEVEL



EXTERIOR PHOTOS



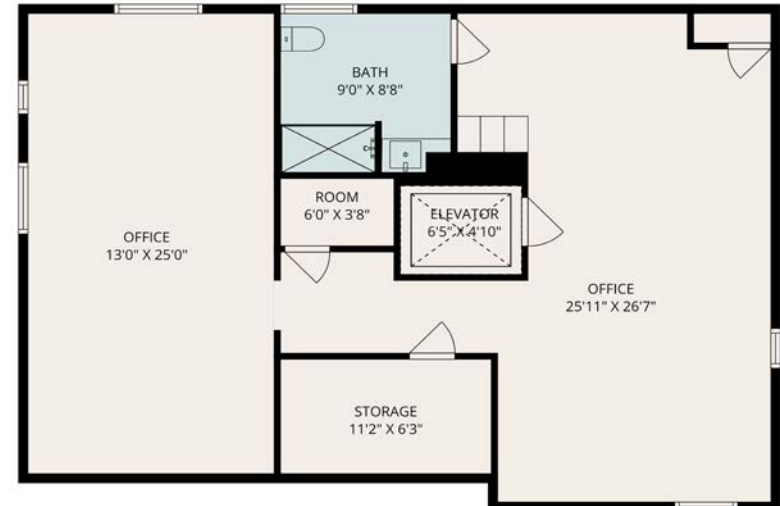
AERIAL PHOTOS



BUILDING LAYOUT

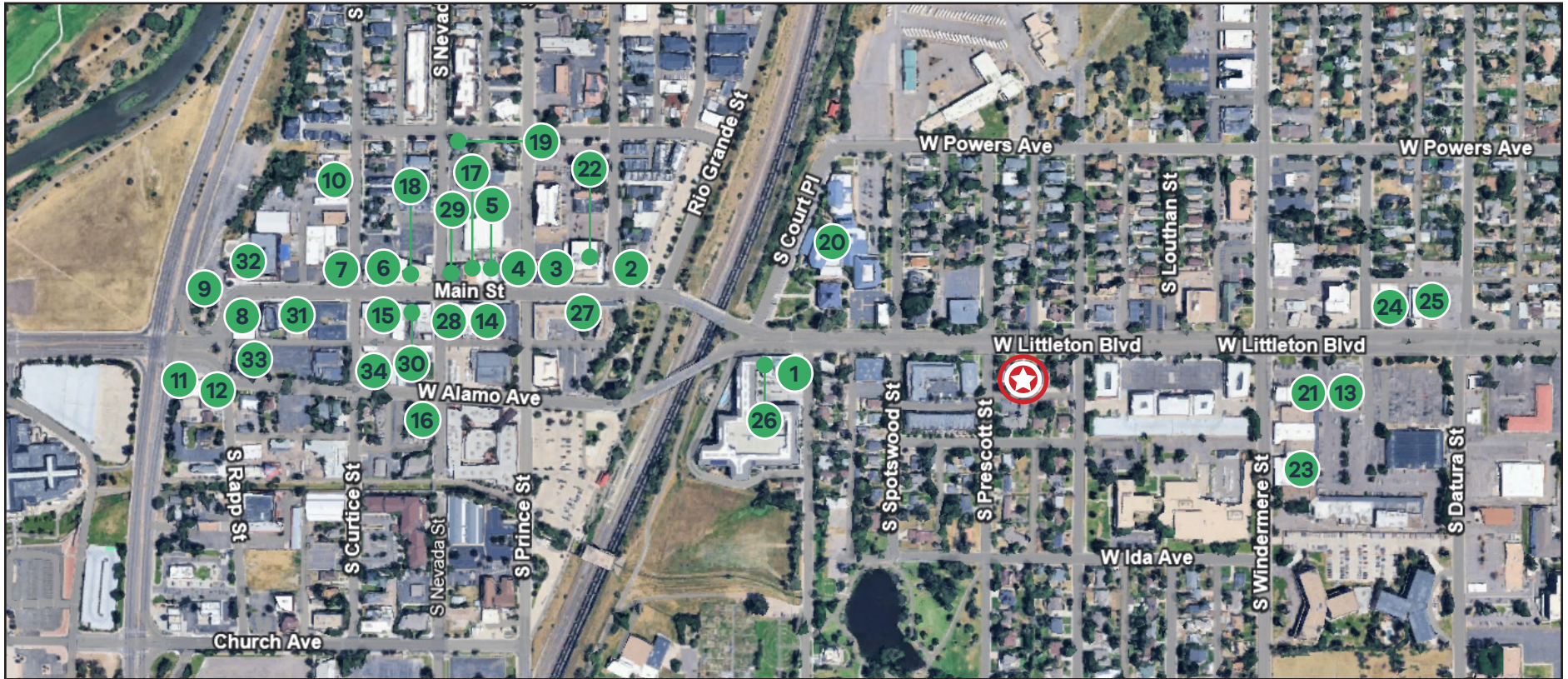


Main Level



Lower Level

AREA MAP



AREA HIGHLIGHTS

DINING/BARS

- 1 Bacon Social House
- 2 Grande Station
- 3 Cencalli Taqueria
- 4 Denver Beer Co
- 5 Black Haus Tavern
- 6 Smokin Fins - Littleton
- 7 Palenque
- 8 Viewhouse
- 9 The Melting Pot
- 10 Cafe Terracotta
- 11 Sushi Basho
- 12 Snarf's Sandwiches

COFFEE/CONFECTIONS

- 13 Starbucks
- 14 iN-TEA
- 15 The Chocolate Therapist
- 16 DIRT Coffee Bar
- 17 Little Man Ice Cream

HEALTH & WELLNESS

- 18 The Ballet Physique Fitness Studio
- 19 Five Wellbeing Spa
- 20 Buck Recreation Center
- 21 Anytime Fitness
- 22 H2 Pilates Studio

RETAIL/SERVICES

- 23 Fresh Market
- 24 7-Eleven
- 25 Littleton Print & Copy
- 26 SuperFly Golf Lounge
- 27 Eleven11 + Skincare
- 28 Colorado Frame Co & Savvy Stuff
- 29 La Vaca Meat Company
- 30 Born2Bake
- 31 EVOO Marketplace
- 32 Bank of Colorado
- 33 Littleton Flower Shop
- 34 Outlanes Pinball Lounge



DOWNTOWN LITTLETON

Located just southwest of Denver, Downtown Littleton offers a compelling mix of historic charm, economic vitality, and accessibility. Anchored by Main Street, the district features a vibrant collection of local restaurants, cafés, boutiques, and professional services, all set within a walkable, pedestrian-friendly environment. The area benefits from a strong demographic profile, with a well-established residential base and consistent foot traffic driven by both locals and visitors. Nearby anchors such as Littleton Museum and Hudson Gardens & Event Center contribute to the area’s cultural appeal and year-round activity.

Downtown Littleton is also supported by excellent connectivity, including access to the RTD Light Rail, major thoroughfares, and regional trail systems along the South Platte River. The district has seen continued reinvestment and thoughtful redevelopment, enhancing property values while preserving its historic integrity. With a business-friendly environment, strong community engagement, and a balance of retail, office, and residential uses, Downtown Littleton remains one of the most desirable and resilient submarkets in the Denver metro area for both investors and owner/users.

Bike Score	98 - <i>'Biker's Paradise'</i>
Walk Score	94 - <i>'Walker's Paradise'</i>
Transit Score	49 - <i>'Some Transit'</i>

DEMOGRAPHICS

Population 2025	1 mi	14,165	Average Household Income	1 mi	\$94,104	Daytime Businesses	1 mi	1,293
	2 mi	48,797		2 mi	\$118,776		2 mi	3,234
	3 mi	94,203		3 mi	\$127,787		3 mi	7,049
Median Age	1 mi	40.7	Daytime Employees	1 mi	9,978	Consumer Spending	1 mi	\$204,403,128
	2 mi	40.7		2 mi	24,783		2 mi	\$743,853,224
	3 mi	41.8		3 mi	51,759		3 mi	\$1,482,754,145

Disclosure

All information deemed reliable but not guaranteed and should be independently verified. All properties are subject to prior sale, change or withdrawal. Neither listing broker(s) nor Kentwood Commercial/Kentwood Real Estate shall be responsible for any typographical errors, misinformation, misprints and shall be held totally harmless.

This Offering Memorandum is not intended to provide a completely accurate summary of the Property. All financial projections are believed to be accurate but may be subject to variation depending on but not limited to the market.

Additional information and an opportunity to inspect the Property will be made available to interested and qualified prospective purchasers. Kentwood Commercial/Kentwood Real Estate and Property Owner has not made or will make any representations or warranties, expressed or implied, as to the accuracy or completeness of the Offering Memorandum and no legal commitment or obligation shall arise by reason of the Offering Memorandum. Analysis and verification of the information contained in the Offering Memorandum is solely the responsibility of any interested parties.

Kentwood Commercial/Kentwood Real Estate and Property Owner reserve the right, at their own sole discretion, to reject any or all expressions of interest or offers to purchase the Property and/or terminate discussions with any entity at any time with or without notice at any time. The Owner shall have no legal commitment or obligations to any entity reviewing the Offering Memorandum or making an offer to purchase the Property unless and until said contract is approved by the Owner and mutually-executed by all parties to the contract, and any conditions to the Owner obligations thereunder have been satisfied or waived.



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