

7018

S Prince St

Turnkey Pre K-8 / Specialty Education Campus
16,569 SF on 2.8 Acres

FLEXIBLE LEARNING SPACES | GYM/STAGE | PLAYGROUNDS | SOLAR ARRAYS



Price: Contact Listing Broker

7018 S PRINCE ST | LITTLETON, CO

CBRE

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Executive Summary



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The Offering

CBRE is pleased to present 7018 S. Prince Street (the "Property"), a 16,569 SF turnkey school campus on 2.8 acres in the heart of Littleton. Purpose-built for educational use, the Property includes 10 primary classrooms, specialty spaces for art, world language, and design, and a full gymnasium with stage that supports academic, athletic, and community programming. Two classrooms are currently licensed for early childhood care, enabling immediate activation for preschool or early learning programs. A newly installed natural play structure and expansive outdoor areas enhance the student experience and support a wide range of activities.



The campus is organized for efficient daily operations with flexible classroom sizes, administrative offices, and intuitive circulation. Parking and site access support staff and visitor needs with 34 striped surface spaces and convenient connections to Downtown Littleton and major transportation corridors. Strong surrounding demographics, scarcity of comparable turnkey educational facilities, and the Property's well-maintained condition create a compelling opportunity for private schools, specialty operators, nonprofits, and mission-driven organizations seeking a ready-made environment for immediate use.

7018 S. Prince Street represents a rare opportunity to secure a fully functional, modernized educational campus in one of metro Denver's most desirable suburban communities.

Investment Highlights



Turnkey School Campus: Three buildings totaling 16,569 SF with 10 classrooms and specialty learning spaces.



Early Childhood Ready: Two classrooms licensed for early childhood care.



Gymnasium with Stage: Supports athletics, assemblies, and performances.



Outdoor Learning Areas: New natural play structure and large green spaces.



Efficient Layout: Purpose built for Pre K-8 and specialty education programs.



Solar Equipped: Rooftop solar on all buildings for long-term efficiency.



On-Site Parking: 34 striped surface spaces with efficient circulation.



Desirable Littleton Location: Strong demographics and excellent regional access.



Rare Availability: One of the few move-in-ready school campuses in metro Denver.



Price: Contact Listing Broker.



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Property Description



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Property Overview



Thoughtfully designed and well maintained, 7018 S. Prince Street combines scale, functionality, and an attractive setting across a 2.8-acre Littleton campus. Purpose built for learning, the Property comprises three buildings totaling 16,569 SF with a layout that supports daily academic operations and flexible programming across age groups and instructional formats.

The campus includes 10 primary classrooms of varying sizes that accommodate differentiated grade levels, specialty curricula, and small-group instruction. Dedicated specialty rooms for art, world language, and design are equipped to support hands-on learning and creative development. A central highlight is the full gymnasium with an integrated stage, an ideal venue for athletics, school performances, assemblies, fundraisers, and community gatherings. The space's scale and versatility allow operators to transition seamlessly between physical education, events, and recreational use. Two classrooms are currently licensed for early childhood care, enabling immediate activation for preschool or early learning programs.

Address	7018 S. Prince Street, Littleton, CO 80120
Submarket	Southwest Denver / Littleton
# of Buildings	Three 2-story buildings
Building Area	16,569 SF
Site Size	2.80 acres
Parking	34 striped surface spaces (2.05/1,000 SF)
Years Built	1965, 1986, 1999
Zoning	LLR (Large Lot Residential)
Classrooms	10 primary classrooms; two currently licensed for early childhood care

Site flow and circulation support efficient daily use. Buildings are arranged to promote intuitive student movement, clear supervision, and direct connectivity between academic, administrative, and activity areas. Administrative offices, dedicated meeting rooms, and flexible breakout spaces enable staff collaboration, counseling, and small-group programming, ensuring that the campus functions effectively for both instructional and operational needs.

Outdoor environments enhance the Property's appeal and expand program capacity. A new natural play structure offers a modern, nature-inspired setting for active play and experiential learning. Expansive green areas support recess, outdoor classrooms, gardening initiatives, and after-school programming, creating meaningful differentiation for operators focused on whole-child education and outdoor leadership. The site provides 34 striped surface parking spaces, efficient drop-off and pick-up circulation, and convenient access to Downtown Littleton and regional corridors.



Long-term stewardship is evident throughout. The campus presents clean, functional, and move-in ready, which reduces near-term capital requirements for an incoming user. Solar installations on each building deliver long-term utility savings and reinforce operational efficiency. Constructed over three phases (1965, 1986, and 1999), the campus pairs mid-century durability with later enhancements, providing a strong physical foundation and modern program adaptability. Zoned LLR (Large Lot Residential), the site supports continued educational or institutional use and offers an attractive land basis for future repositioning scenarios.

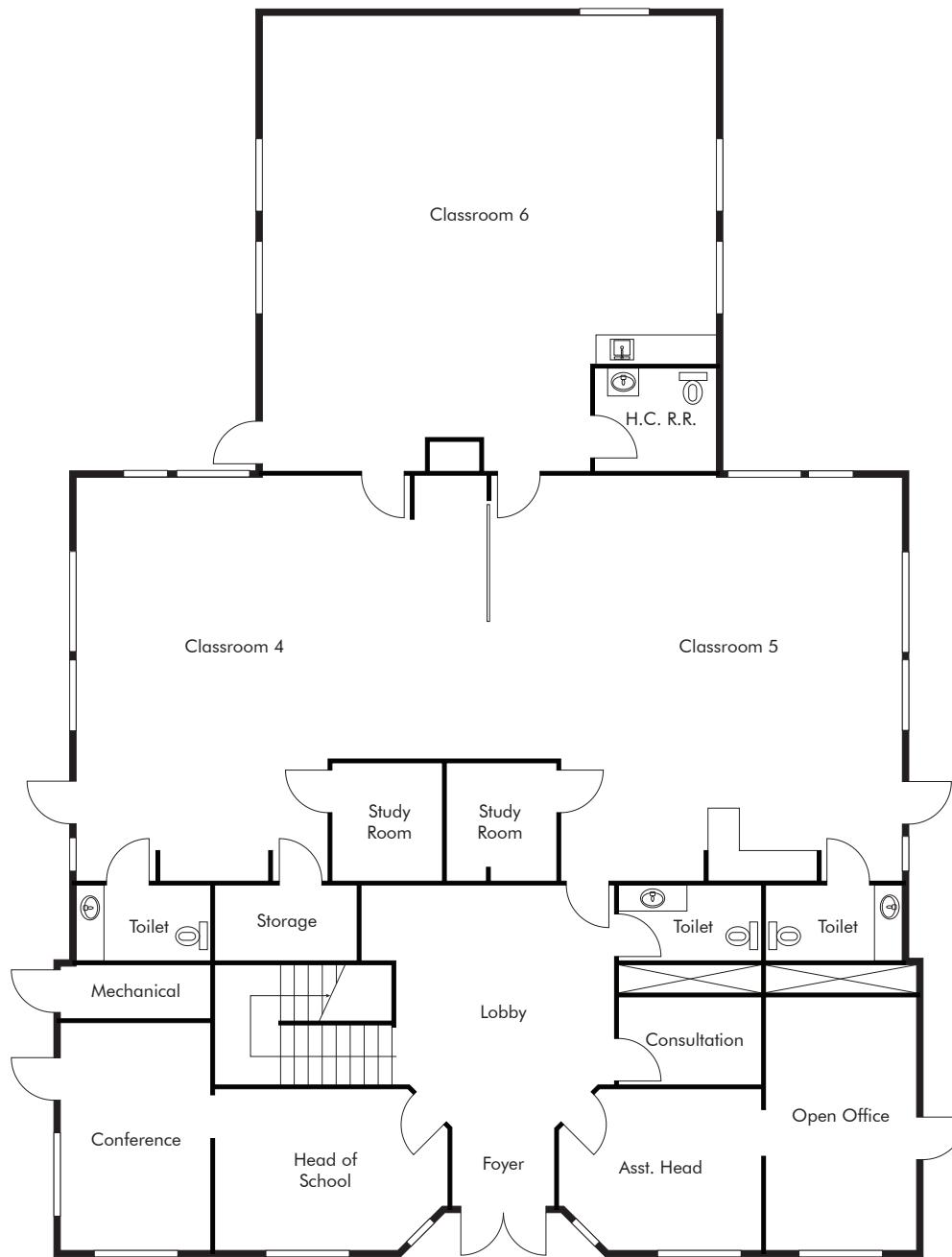
In total, 7018 S. Prince Street is a highly functional, fully operational school campus with diverse instructional spaces, strong indoor-outdoor integration, and an expansive 2.8-acre footprint in one of metro Denver's most desirable suburban communities. For private schools, specialty programs, nonprofits, and mission-driven operators seeking immediate activation and long-term stability, the Property is a rare and compelling opportunity.

Site Plan



Floor Plan

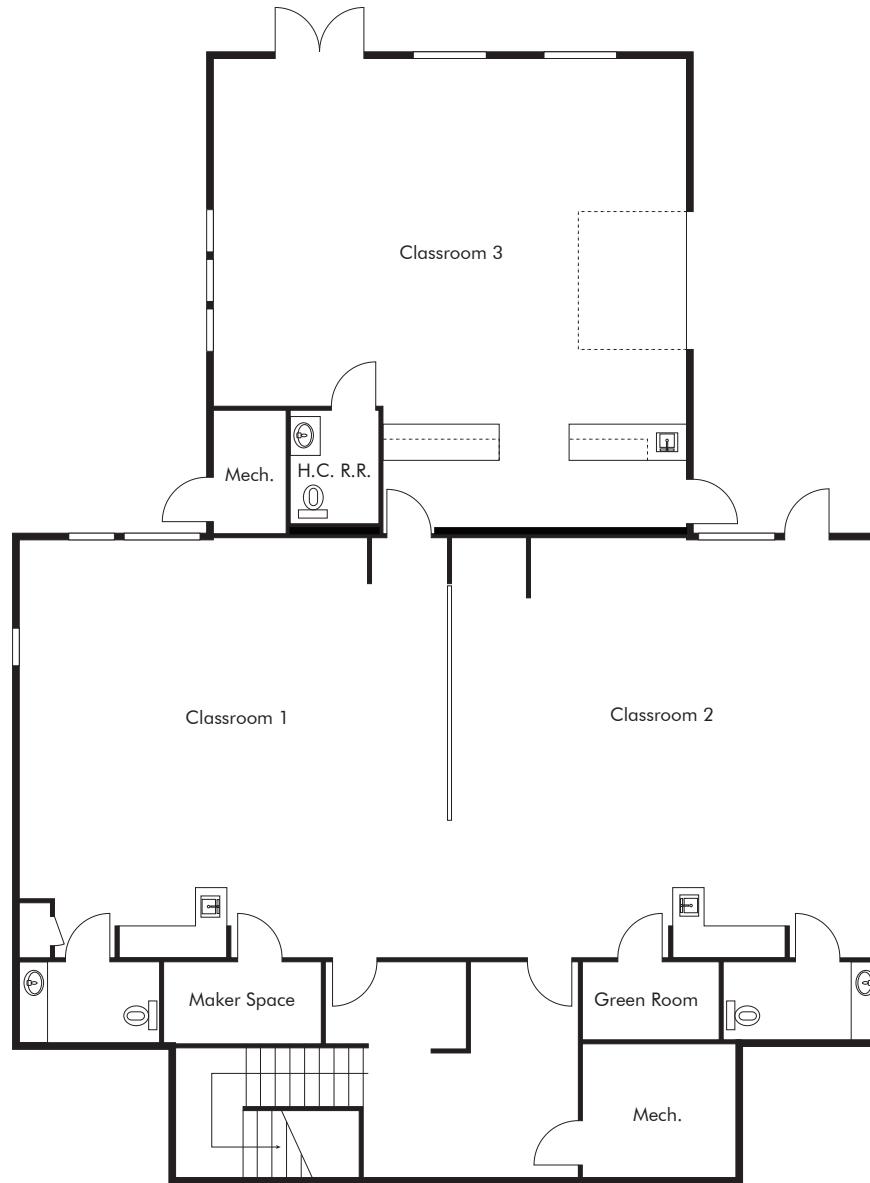
NORTH BUILDING



MAIN LEVEL PLAN

Floor Plan

NORTH BUILDING



LOWER LEVEL PLAN

Floor Plan

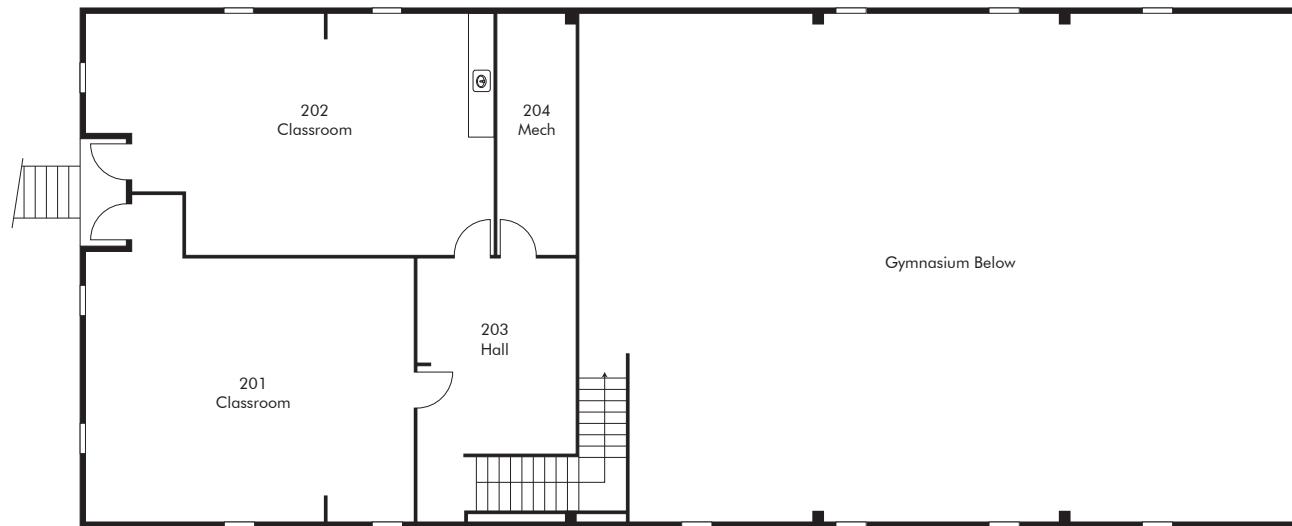
EAST BUILDING



MAIN LEVEL PLAN

Floor Plan

EAST BUILDING



UPPER LEVEL PLAN

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Location Overview



7018

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Nearby Amenities





PARKS, TRAILS, AND EVERYDAY LIFESTYLE

The Property is surrounded by a rich network of parks and outdoor amenities, including Gallup Park, Sterne Park, Ketrin Park, and the Littleton Museum campus. Each offers green space, playgrounds, sports courts, and cultural programming. The nearby South Platte River Trail provides a continuous, paved multi-use path linking directly to Downtown Denver, Chatfield State Park, and regional trail systems. These assets support outdoor education, fitness programs, and community engagement.

NEIGHBORHOOD CHARACTER AND SERVICES

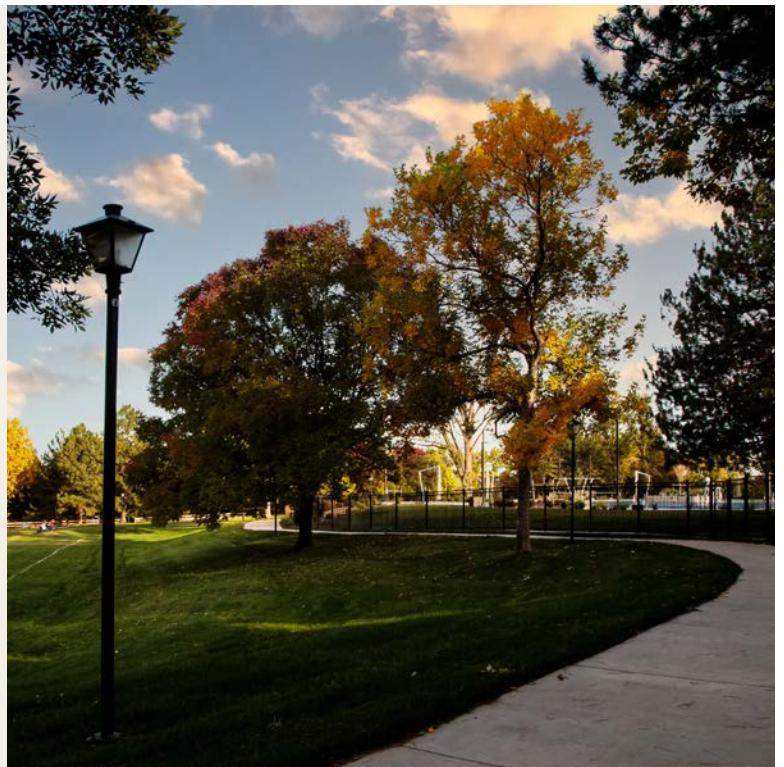
Littleton blends historic charm with modern amenities. Downtown Littleton's Main Street corridor, only minutes from the Property, features local restaurants, cafés, retail, and year-round community events. Surrounding residential neighborhoods offer stable demographics, strong household incomes, and family-oriented infrastructure. The combination of convenience, walkability, and established residential appeal creates a supportive environment for schools, nonprofits, and mission-driven operators that are recruiting talent, serving families, and engaging with the community.

LITTLETON CONNECTIVITY

Situated just south of Downtown Littleton, the Property lies within one of the metro area's most desirable suburban communities. The area is defined by walkable streets, historic character, and proximity to shopping, dining, and community institutions. The site has immediate access to Prince Street with quick connections to Santa Fe Drive (US-85) and Broadway, providing seamless north-south mobility across the south-metro corridor.

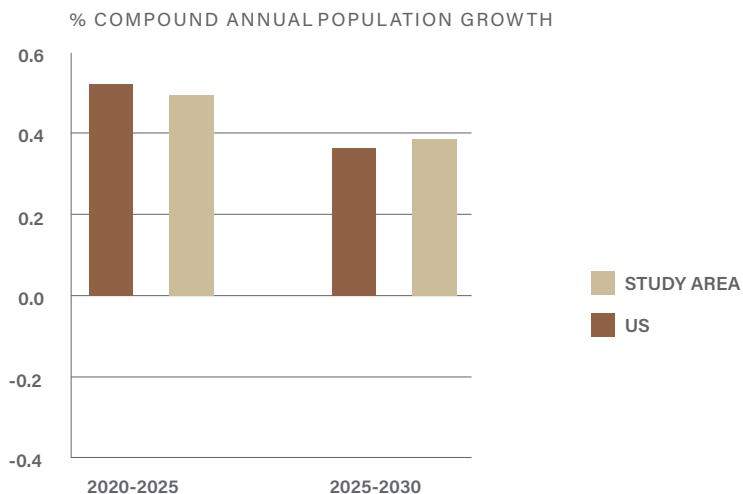
TRANSIT AND ACCESS

The campus is less than five minutes from the RTD Littleton-Downtown Station on the D Line, delivering direct connectivity to Downtown Denver and regional employment centers. Multiple RTD bus routes serve the surrounding area, and Santa Fe Drive offers rapid vehicular access to Englewood, Denver, and Highlands Ranch. This network supports commuting patterns for students, families, faculty, and staff.

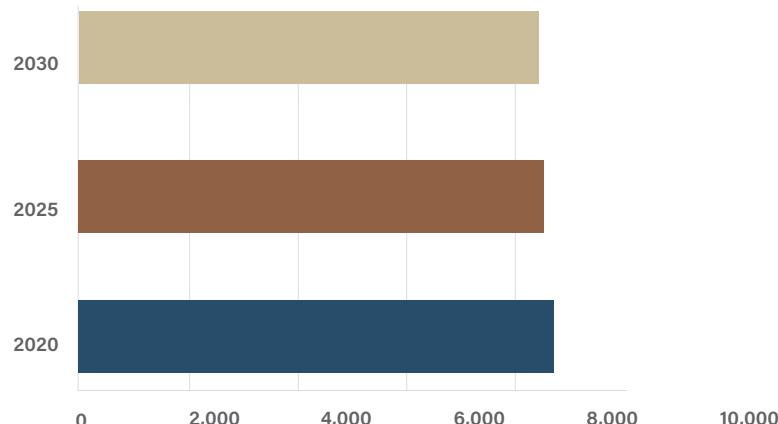


DEMOGRAPHICS - 1 MILE

POPULATION



POPULATION BY YEAR



INCOME

\$127,405

MEDIAN HOUSEHOLD INCOME

\$69,016

PER CAPITA INCOME

HOME OWNERSHIP

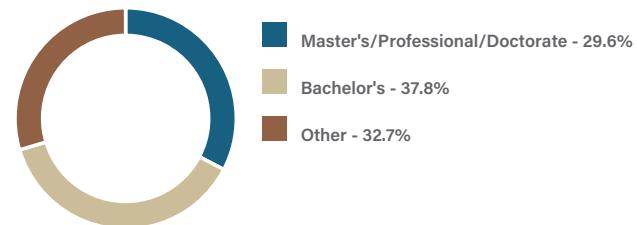
78.0% OWNER-OCCUPIED UNITS

1,543
EMPLOYEES

164
BUSINESSES

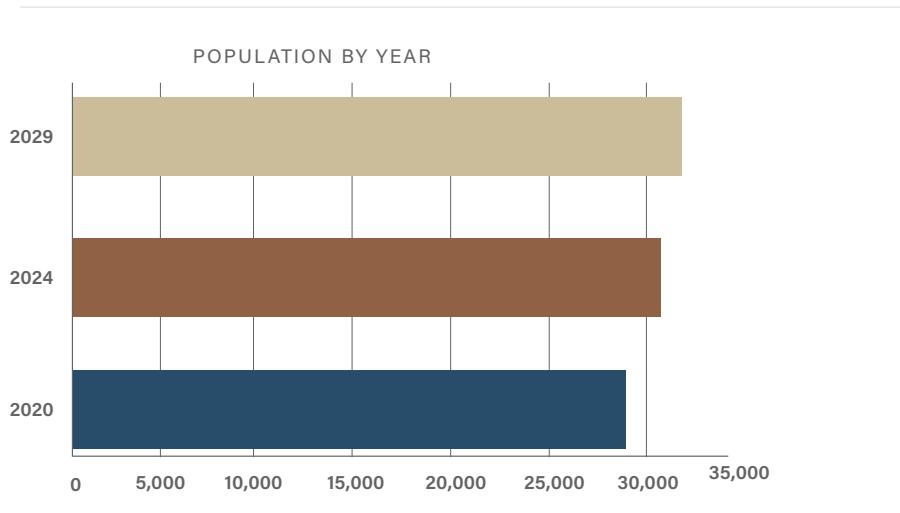
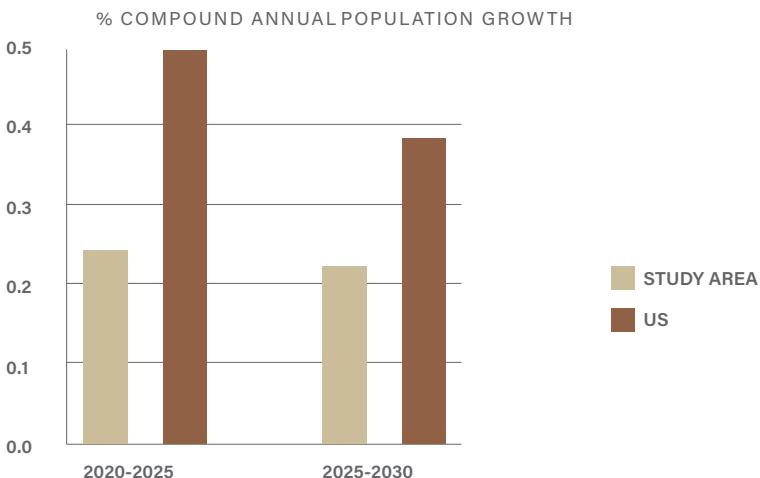
3.7%
RESIDENTIAL
UNEMPLOYMENT RATE

EDUCATION



DEMOGRAPHICS - 3 MILE

POPULATION



INCOME

\$112,281

MEDIAN HOUSEHOLD INCOME

\$64,162

PER CAPITA INCOME

HOME OWNERSHIP

62.6% OWNER-OCCUPIED UNITS

EMPLOYMENT

47,650

EMPLOYEES

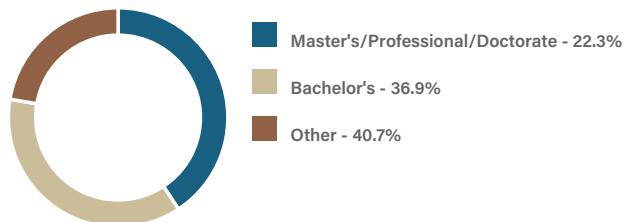
4,409

BUSINESSES

3.1%

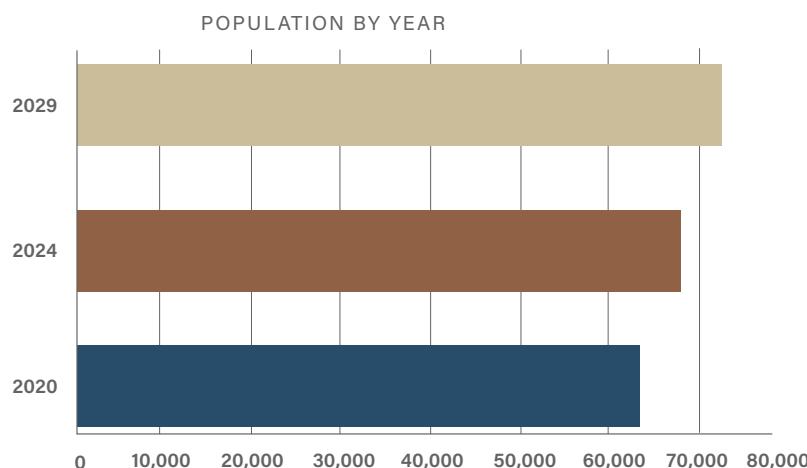
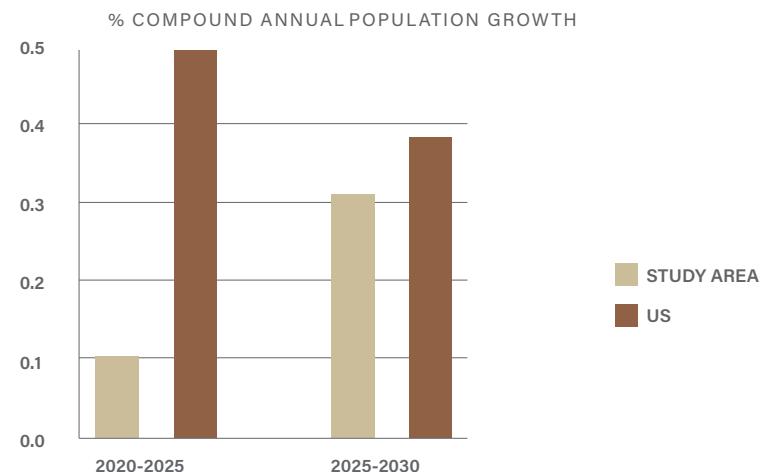
RESIDENTIAL UNEMPLOYMENT RATE

EDUCATION



DEMOGRAPHICS - 5 MILE

POPULATION



EMPLOYMENT

108,384 EMPLOYEES **9,985** BUSINESSES

3.1% RESIDENTIAL UNEMPLOYMENT RATE

INCOME

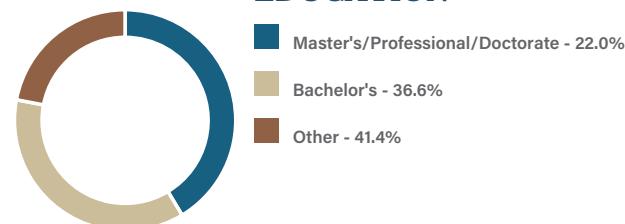
\$118,044
MEDIAN HOUSEHOLD INCOME

\$64,560
PER CAPITA INCOME

HOME OWNERSHIP

68.0% OWNER-OCCUPIED UNITS

EDUCATION



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Market Overview



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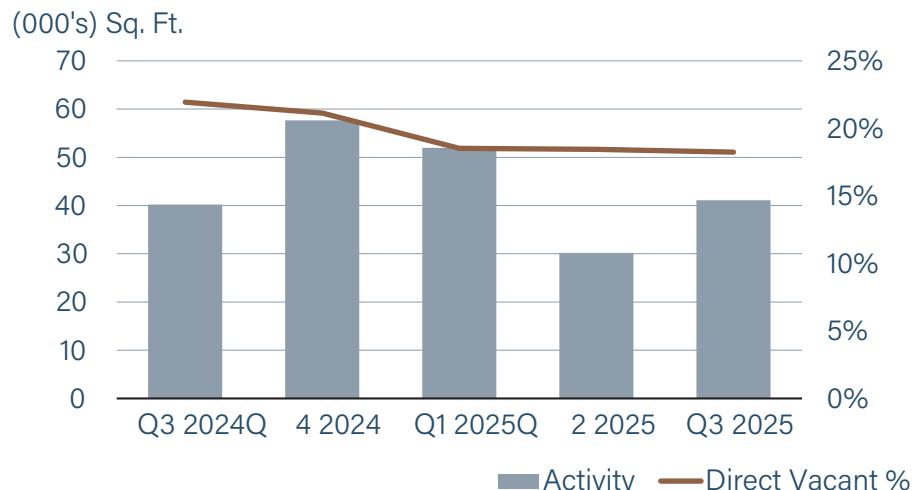
Submarket Snapshot

SOUTHWEST OFFICE

	Q3 2024	Q4 2024	Q1 2025	Q2 2025	Q3 2025
Total NRA	4,533,673	4,533,673	4,288,133	4,288,133	4,288,133
Under Construction SF	N/A	N/A	N/A	N/A	N/A
Direct Vacant %	21.9%	21.1%	18.5%	18.5%	18.2%
Sublease Vacant %	0.7%	0.5%	0.3%	0.3%	0.1%
Direct Available %	19.0%	18.6%	21.1%	20.3%	21.3%
Sublease Available %	1.3%	1.2%	0.7%	0.7%	0.5%
Sublease Available SF	59,147	54,880	30,245	31,863	23,195
Net Absorption SF	(233,074)	43,634	(37,750)	4,203	17,808
Direct Asking Lease Rate (FSG)	\$26.40	\$26.19	\$25.15	\$24.83	\$25.40



ACTIVITY VS. DIRECT VACANT PERCENT



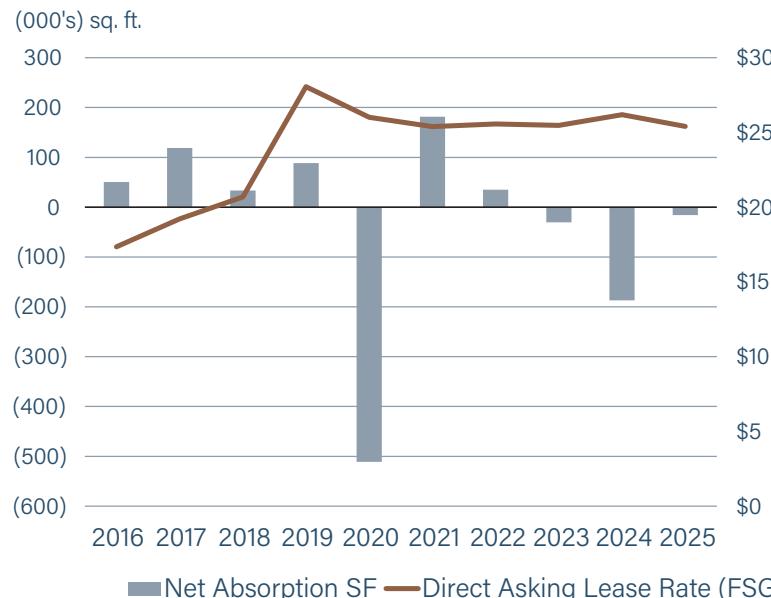
DIRECT VACANT SF VS. DIRECT ASKING LEASE RATE (FSG)



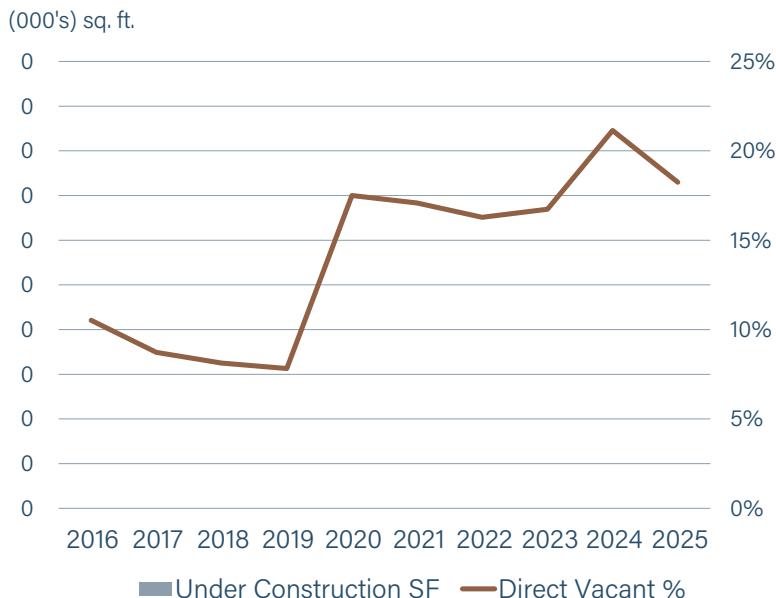
Submarket Snapshot

	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025
# of Buildings	96	95	95	94	96	83	83	83	83	81
Total NRA	5,754,599	5,571,168	5,571,168	5,535,977	5,698,276	4,533,673	4,533,673	4,533,673	4,533,673	4,288,133
Under Construction SF	N/A	0								
Direct Vacant %	10.5%	8.7%	8.1%	7.8%	17.5%	17.1%	16.3%	16.7%	21.1%	18.2%
Total Available SF	881,185	691,198	656,901	1,215,974	941,253	913,213	874,472	874,033	900,322	936,642
Sublease Available SF	158,145	114,154	84,246	20,136	28,762	57,163	25,171	42,336	54,880	23,195
Direct Asking Lease Rate (FSG)	\$17.35	\$19.22	\$20.68	\$28.06	\$26.02	\$25.38	\$25.57	\$25.47	\$26.19	\$25.40
Net Absorption SF	50,378	118,928	33,474	88,478	(511,199)	181,558	35,021	(30,358)	(186,928)	(15,739)

ABSORPTION VS. DIRECT ASKING LEASE RATE



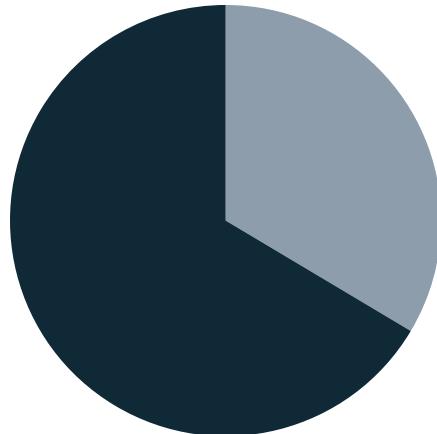
DIRECT VACANT SF VS. DIRECT ASKING LEASE RATE (FSG)



Submarket Snapshot



SOUTHWEST NRA BY CLASS



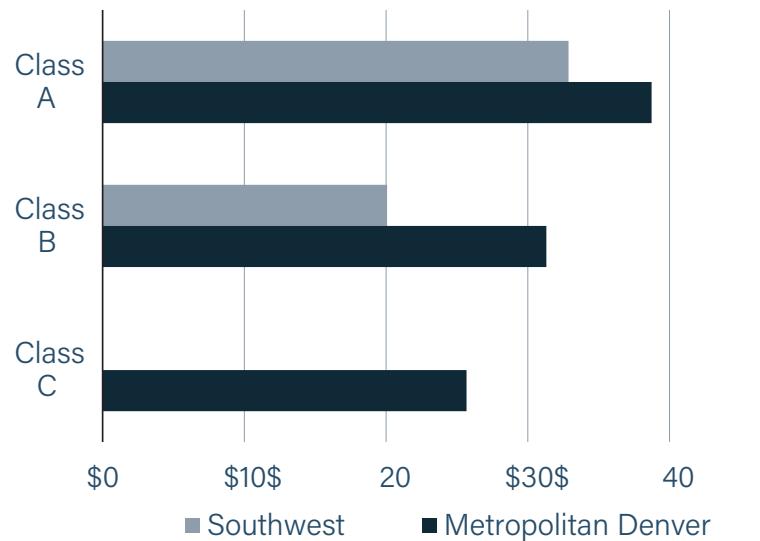
■ Class A ■ Class B ■ Class C

	TOTAL NRA	DIRECT ASKING LEASE RATES	DIRECT VACANCY
Metropolitan Denver	115,874,701	\$33.86	24.7%
Class A	52,109,859	\$39.01	23.4%
Class B	50,171,274	\$31.04	26.7%
Class C	13,593,568	\$25.46	22.0%
Southwest	4,288,133	\$24.83	18.5%
Class A	1,439,020	\$32.48	24.1%
Class B	2,849,113	\$19.95	15.6%

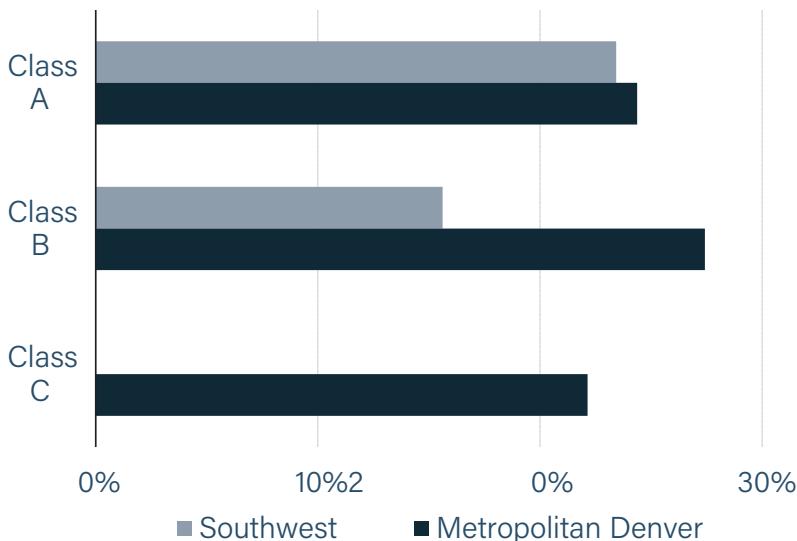


Submarket Snapshot

DIRECT ASKING LEASE RATES (FSG)



DIRECT VACANCY



Market Summary: Denver metro office vacancy continued to trend slightly higher in Q3 2025, owing to additional negative, albeit moderating, net absorption. Net absorption for the quarter amounted to negative 264,000 sq. ft., an improvement from the combined negative 1.5 million sq. ft. seen in the first half of 2025 but still amply removed from a consistent rebound in office demand. As a result, total vacancy rose 30 basis points (bps) to 28.2%. Sublease availability, while still trending above pre-Covid levels, posted an annual decrease of 7.6% to 5.1 million sq. ft. Rolling four-quarter leasing activity amounted to 4.9 million sq. ft., down 13.7% from the 5.6 million sq. ft. seen in Q2 2025. Investment activity experienced an upswing in Q3 2025, with six properties having traded at a total volume of \$220 million compared to \$111 million in volume across eight transactions in Q2 2025. The Denver office market continues to trend towards stabilization, with vacancies rising at a slower pace due to fewer office downsizes upon lease expirations and more companies increasing in-office days. Offsetting the abundance of excess office space are increased owner-user purchases and planned residential conversions, the latter of which, upon receiving sufficient approvals and funding, are expected to sizably reduce leasable office stock and vacancy over the next few years. The expected increase of distressed and less desirable office assets with maturing debt will provide opportunities for new ownership with fresh capital and the potential for more



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