



2606 W ALAMO AVENUE & 5765 S CURTICE STREET

OFFERING MEMORANDUM
OFFICE / RESIDENTIAL MIXED-USE PROPERTY

EXCLUSIVELY LISTED BY





2606 W ALAMO AVENUE & 5765 S CURTICE STREET

LITTLETON, CO 80120



Brandon Langiewicz, SIOR

O: 720.572.5187

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Brandon@HoffLeigh.com



Lisa Langiewicz

O: 720.572.5187

C: 970.903.4198

LisaL@HoffLeigh.com



Sale Price:

\$1,650,000



Lease Rate:

Negotiable



Building Size:

4,838 SF



Lot Size:

0.15 Acres



Zoning:

DTA

EXCLUSIVELY LISTED BY



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2606 W ALAMO AVENUE & 5765 S CURTICE STREET

LITTLETON, CO 80120

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- Population Details

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LISTED BY



OFFERING OVERVIEW

2606 W ALAMO AVENUE & 5765 S CURTICE STREET

LITTLETON, CO 80120

OFFERING PRICE

\$1,650,000

VITAL DATA

Location:	Historic Downtown Littleton, CO
Purchase Price:	\$1,650,000
Occupancy:	2606 W Alamo Avenue - Vacant 5765 S Curtice Street - Month-to-Month Tenant
Lot Size	0.15 Acres
Year Built	2606 W Alamo Avenue - 1931 5765 S Curtice Street - 1924

LEASE RATE:

NEGOTIABLE

Unit:	Size:	Lease Rate:
2606 W Alamo Avenue	2,350 SF	Negotiable
5765 S Curtice Street	2,488 SF	Negotiable

EXECUTIVE SUMMARY

2606 W ALAMO AVENUE & 5765 S CURTICE STREET

LITTLETON, CO 80120

Located in the heart of historic downtown Littleton, 2606 W Alamo Avenue and 5765 S Curtice Street present a unique live/work investment or owner/user opportunity. Both properties are contributing members of the Downtown Littleton Historic District, offering a blend of historic charm and modern functionality. 2606 W Alamo Avenue, built in 1931, features 2,488 SF of space with a basement, stucco exterior, and CA zoning, making it ideal for retail, office, residential, or mixed-use ventures. Previously home to businesses like Alamo Antiques & Gallery and Urban Hair Studio, it offers a versatile setting with forced air heating and air conditioning.

5765 S Curtice Street, built in 1924, has served as a professional office space for law firms and other businesses, providing flexible commercial use in a prime location.

These properties benefit from high visibility, pedestrian-friendly surroundings, and proximity to Littleton's vibrant local shops, restaurants, and cultural attractions. With convenient access to major roads and public transportation, they are well-positioned for businesses seeking a dynamic and growing customer base. Whether you're looking to establish, expand, or invest, these properties offer an excellent opportunity to own a piece of Littleton's history while capitalizing on the area's strong economic appeal. Contact us today to explore their full potential.



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INVESTMENT OVERVIEW:

PRIME COMMERCIAL REAL ESTATE OPPORTUNITY IN LITTLETON, CO

Investing in 2606 W Alamo Avenue & 5765 S Curtice Street, Littleton, CO, presents a unique opportunity for commercial real estate investors and owner/users due to the following key factors:

Investment Highlights:

- **Prime Location:** Situated in the heart of Old Littleton, just one block from Historic Main Street, ensuring high foot traffic and business visibility.
- **Zoning Flexibility:** The DTA (Downtown Transition Area) is pedestrian-oriented and reflects a historic residential form and usage while accommodating a moderately higher density mix of commercial, restaurant, office, hotel, and mixed-use and residential uses and building types.
- **Historic Appeal:** Originally built in 1924 and 1931, this unique property has 2 buildings in the historical district offering character-rich space that attracts businesses looking for a distinctive presence.
- **Proximity to Transit & Amenities:** Close to the Littleton Downtown Light Rail Station and Arapahoe Community College, enhancing accessibility for employees, clients, and customers.
- **Strong Local Economy:** Littleton is experiencing economic growth, with nearby developments like Englewood CityCenter (\$600M+ project) bringing additional residents, businesses, and commercial activity to the area.
- **Limited Inventory in Historic District:** Properties in this part of Littleton are scarce, making 2606 W Alamo Avenue & 5765 S Curtice St a valuable asset with potential for appreciation.
- **Turnkey Condition:** The property is well-maintained and move-in ready, reducing upfront costs for buyers and attracting tenants seeking minimal build-out expenses.

Why Now?

With continued growth in Littleton's commercial sector and increasing demand for mixed-use, transit-accessible properties, 2606 W Alamo Avenue & 5764 S Curtice Street is positioned to offer strong rental yields and long-term appreciation for savvy investors.

INVESTMENT OVERVIEW:

CURRENT PROJECTS IMPACTING CRE IN THE LITTLETON MARKET

Buyers considering opportunities in downtown Littleton, Colorado, should be aware of several significant projects currently underway that are poised to enhance the area's infrastructure, accessibility, and overall appeal.

1. Project Downtown

Approved by the Littleton City Council in November 2024, Project Downtown is an ambitious initiative with an estimated budget exceeding \$140 million. This comprehensive project aims to revitalize key areas of downtown Littleton through:

- **Multimodal Connectivity Enhancements:** Improving transportation options for pedestrians, cyclists, and motorists.
- **Parking Solutions:** Addressing current parking challenges to better accommodate visitors and businesses.
- **Pedestrian Safety Measures:** Implementing features to ensure a safer environment for foot traffic.
- **Wayfinding Improvements:** Enhancing signage and information to assist navigation throughout the downtown area.
- **Green Infrastructure and Streetscape Upgrades:** Incorporating sustainable designs and beautification efforts to elevate the downtown aesthetic.

The project focuses on five major corridors: Main Street, Prince Street, Alamo Avenue, Nevada Street, and Little's Creek Trail. The next phase includes preliminary design work, a parking management study, economic impact analysis, and determining funding pathways for construction.

littletonco.gov

INVESTMENT OVERVIEW:

CURRENT PROJECTS IMPACTING CRE IN THE LITTLETON MARKET

2. Denver Water Infrastructure Upgrade

Commencing in early 2025, Denver Water is undertaking a significant infrastructure project to replace aging water pipes in downtown Littleton. This essential upgrade aims to ensure reliable water service for residents and businesses. Construction is scheduled to occur during nighttime hours, from 7 p.m. to 7 a.m., to minimize disruptions. While the city remains open for business during this period, investors should anticipate potential short-term impacts related to construction activities.

denverwater.org

3. Historic Main Street Renovations

Ongoing efforts are in place to preserve and enhance the historic charm of Main Street between Curtice and Nevada Streets. These renovations include updates to retail spaces, restaurants, and office areas, contributing to the area's appeal and functionality. Such enhancements are likely to attract more visitors and tenants, thereby increasing the potential for business growth and property value appreciation.

maarchitects.co

Collectively, these projects signify a robust commitment to the development and revitalization of downtown Littleton. Investors can expect these initiatives to enhance the area's attractiveness, potentially leading to increased property values and business opportunities in the near future.

Land Use Zoning Information

LOCATION OVERVIEW

2606 W ALAMO AVENUE & 5765 S CURTICE STREET

LITTLETON, CO 80120

Prime Position in Historic Downtown Littleton

2606 W Alamo Avenue & 5765 S Curtice Street is strategically located in the heart of **Downtown Littleton**, a vibrant and pedestrian-friendly area known for its historic charm, thriving local businesses, and strong community engagement.

Key Location Highlights:

- **One Block from Historic Main Street:** Surrounded by popular restaurants, boutique shops, and entertainment venues, drawing consistent foot traffic.
- **Transit Accessibility:** Just minutes from the Littleton Downtown Light Rail Station, offering a direct connection to Denver and surrounding areas, increasing accessibility for customers and employees.
- **Proximity to Arapahoe Community College:** A major driver of local activity, bringing in students, faculty, and visitors year-round.
- **High-Income Residential Base:** Littleton is home to a mix of young professionals, families, and retirees, supporting strong demand for local businesses and services.
- **Nearby Major Roadways:** Convenient access to Santa Fe Drive (US-85) and C-470, allowing easy travel to and from Denver, Englewood, and the broader metro area.

Why This Location?

The combination of **historic character, transit connectivity, and a growing commercial scene** makes 2606 W Alamo Avenue & 5765 S Curtice Street a highly desirable location for investors, businesses, and tenants looking to establish themselves in one of Littleton's most dynamic districts.

2606 W ALAMO EXTERIOR PHOTOS





[Explore Virtual Tour](#)




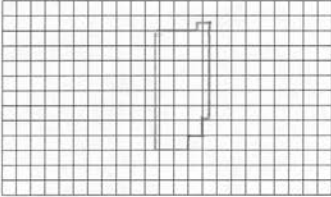
2606 W ALAMO HISTORIC RECORD

COLORADO HISTORICAL SOCIETY
Office of Archaeology and Historic Preservation
1300 Broadway, Denver, Colorado 80203

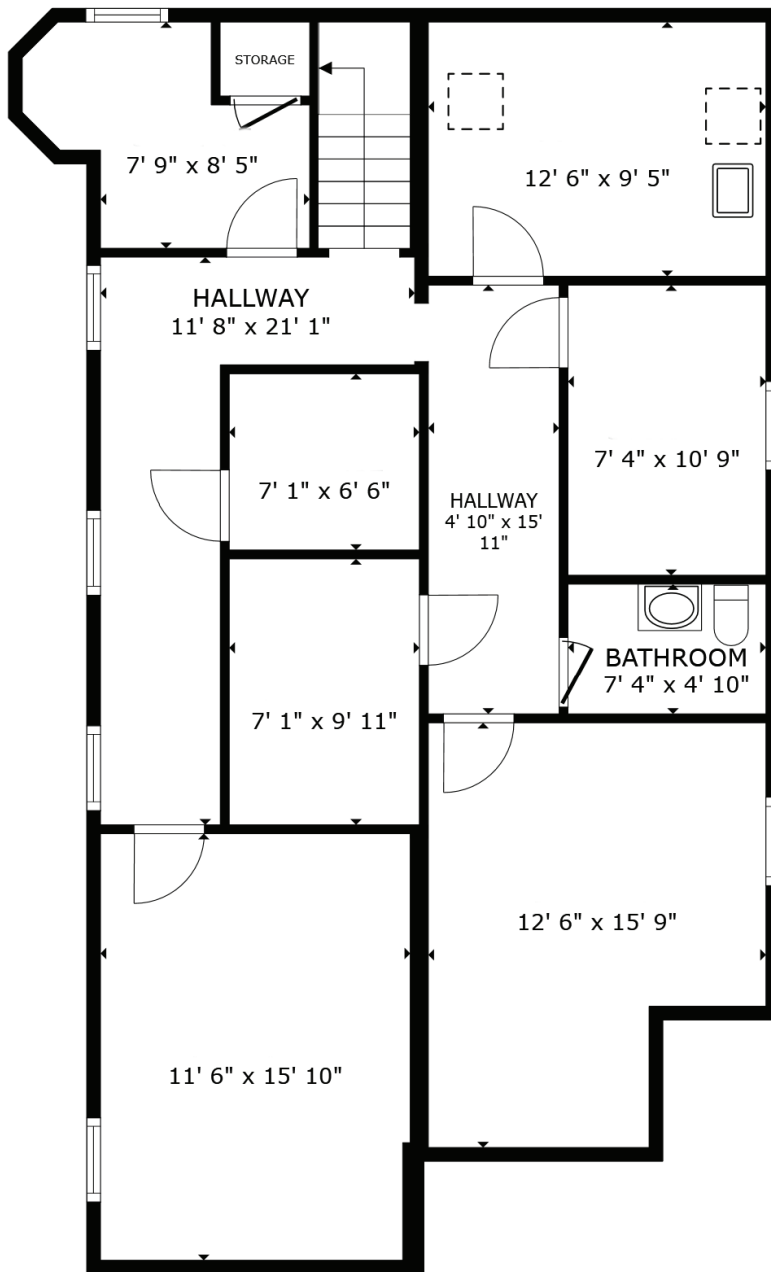
HISTORIC BUILDING INVENTORY RECORD

NOT FOR FIELD USE	
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<input type="checkbox"/> Det. Not Eligible	<input type="checkbox"/> Certified Rehab.
Date _____	

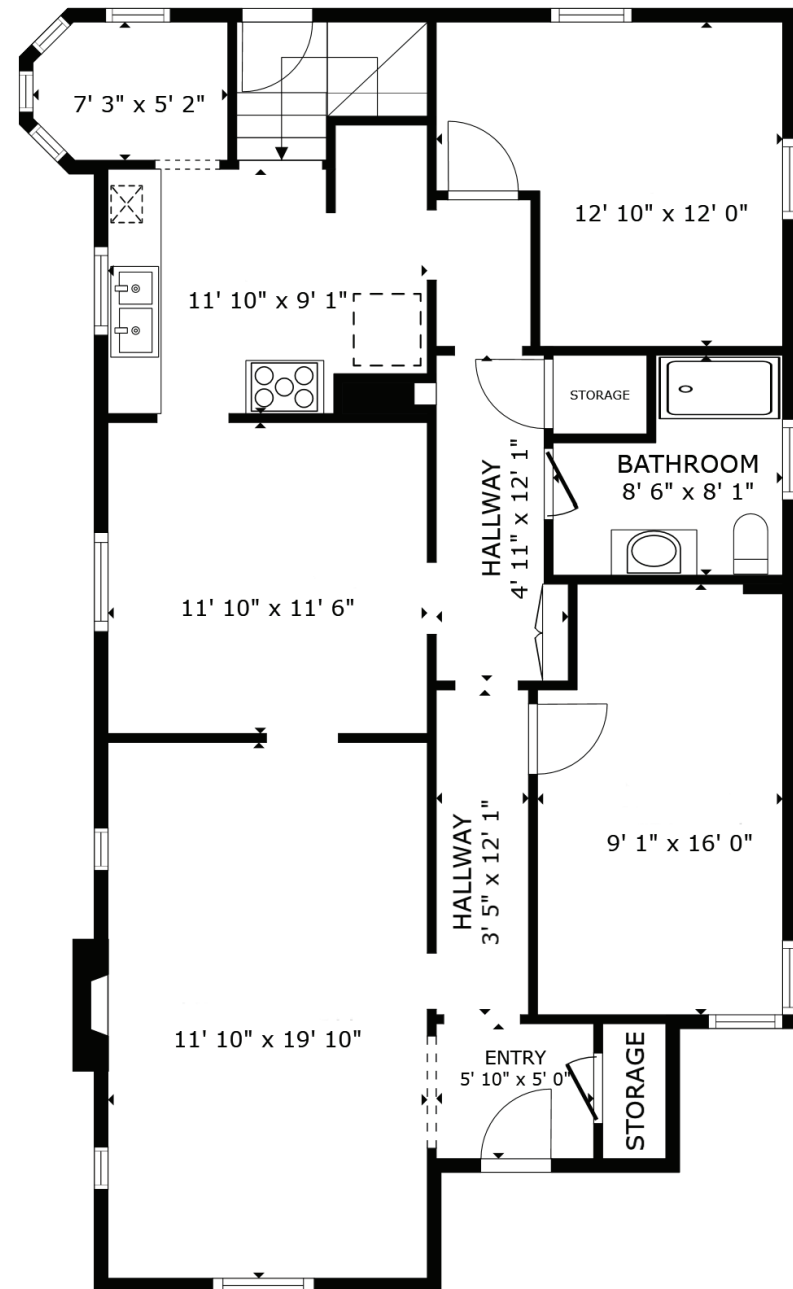
PROJECT NAME: Littleton Historic Buildings Survey 1997 (#97-01-082)		COUNTY: Arapahoe	CITY: Littleton	STATE ID NO.: 5AH1182
		TEMPORARY NO.: 2077-17-4-13-006		
CURRENT BUILDING NAME: Chiropractic Center of Littleton		OWNER: DIXON, JOHN R & JANNA C JT TEN 2606 W ALAMO AVE LITTLETON CO 80120		
ADDRESS: 2606 W ALAMO AVE Littleton, CO 80120		TOWNSHIP 5S RANGE 68W SECTION 17 SE 1/4 SE 1/4		
HISTORIC NAME: DeKoevend Residence		U.S.G.S. QUAD NAME: Littleton, Colo. YEAR: 1965 (r. 1994) X 7.5' 15'		
DISTRICT NAME:		BLOCK: 11 LOT(S): 8 ADDITION: LITTLETON ORIG. TOWN YR. OF ADDITION: 1872		
FILM ROLL NO.: 97- 9 BY: Roger Whitacre	NEGATIVE NO.: 36	LOCATION OF NEGATIVES: Littleton Hist. Mus.		DATE OF CONSTRUCTION: ESTIMATE: 1934 ACTUAL: SOURCE: City Directory, 1934
		USE: PRESENT: Offices HISTORIC: Residence		
		CONDITION: X EXCELLENT FAIR GOOD DETERIORATING		
		EXTENT OF ALTERATIONS: X MINOR MODERATE MAJOR DESCRIBE:		
		CONTINUED YES X NO		
STYLE: English/Norman Cottage		STORIES: 1	ORIGINAL SITE X MOVED DATE(S) OF MOVE:	
MATERIALS: Brick, Concrete, Wood		SQ. FOOTAGE: 1244	NATIONAL REGISTER ELIGIBILITY INDIVIDUAL: YES X NO CONTRIBUTING TO DISTRICT: YES NO	
ARCHITECTURAL DESCRIPTION: One-story brick dwelling with overlapping and intersecting gables; tile roofing. Brick walls and foundation with basement windows. Facade has gabled entrance bay with entrance with Tudor arch facing concrete stoop; vertical ribbon of glass blocks adjacent to door. Projecting front gable with large multi-light window and vertical tiled vent. Bay window on east is brick, with beveled edges and three three-light windows. Full-height brick chimney on east. Attached garage on rear.		LOCAL LANDMARK DESIGNATION: No NAME: DATE: ASSOCIATED BUILDINGS? YES X NO TYPE: IF INVENTORIED, LIST ID NOS.:		
CONTINUED? YES X NO				
ADDITIONAL PAGES: YES X NO				

PLAN SHAPE: 	ARCHITECT: Unknown	STATE ID NO.: 5AH1182
	SOURCE:	ORIGINAL OWNER: Ernest and Mabel DeKoevend (?)
	BUILDER/CONTRACTOR: Unknown	SOURCE: City Directory, 1934
	SOURCE:	THEME(S): Colorado Town Form in Early Auto Era, 1920-45
CONSTRUCTION HISTORY (DESCRIPTION, NAMES, DATES, ETC., RELATING TO MAJOR ALTERATIONS TO ORIGINAL STRUCTURE):		
CONTINUED YES X NO		
HISTORICAL BACKGROUND (DISCUSS IMPORTANT PERSONS AND EVENTS ASSOCIATED WITH THIS STRUCTURE): According to a history of the DeKoevend family on file at the Littleton Historical Museum, the 1934 city directory indicates that this was the home of Ernest DeKoevend. DeKoevend was born into a pioneer Colorado family; DeKoevend Park is named after the family. He was born in 1887 in Cherreyln. He operated the family farm with his mother after his father died in 1900 and later learned to be a carpenter. About 1940, he began an almost forty-year career with Lock Joint Pipe Co. He married Mabel H. Price of Littleton in 1911. DeKoevend was a volunteer fireman during the city's hose cart days. Mabel DeKoevend, who was born in 1887, died in 1963 and Ernest died in 1976. The DeKoevends built a new house in 1971.		
CONTINUED YES X NO		
SIGNIFICANCE (CHECK APPROPRIATE CATEGORIES AND BRIEFLY JUSTIFY BELOW):		
ARCHITECTURAL SIGNIFICANCE: REPRESENTS THE WORK OF A MASTER POSSESSES HIGH ARTISTIC VALUES X REPRESENTS A TYPE, PERIOD, OR METHOD OF CONSTRUCTION HISTORICAL SIGNIFICANCE: ASSOCIATED WITH SIGNIFICANT PERSONS ASSOCIATED WITH SIGNIFICANT EVENTS OR PATTERNS CONTRIBUTES TO AN HISTORIC DISTRICT		
STATEMENT OF SIGNIFICANCE: This house is representative of the English/Norman Cottage style popular during the 1930s and reflected in the multiple gables, the Tudor arched entrance, and the multi-light casement windows.		
CONTINUED YES X NO		
REFERENCES (BE SPECIFIC): Arapahoe County Assessor records; Littleton Independent, 22 July 1938; Littleton City Directory, 1934; Sanborn Fire Insurance Maps, 1932-1949; Littleton Historical Museum, Biographical Files, DeKoevend Family.		
CONTINUED YES X NO		
SURVEYED BY: R.L. Simmons/T.H. Simmons	AFFILIATION: Front Range Research Associates, Inc.	DATE: October 1997

2606 W ALAMO FLOORPLANS

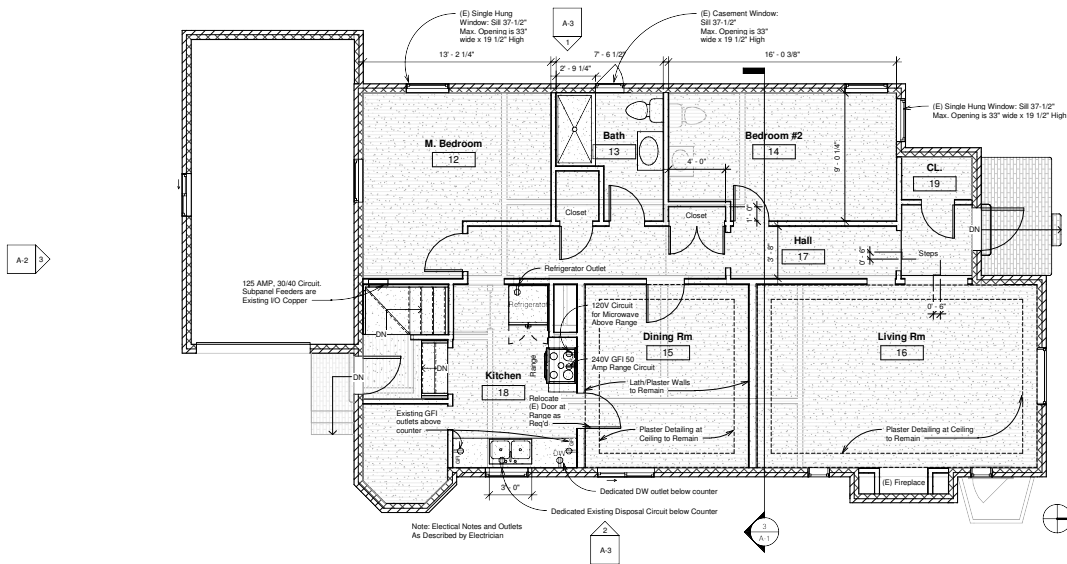


FLOOR 1

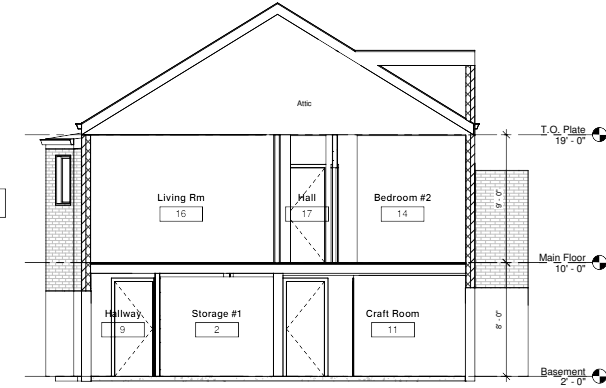


FLOOR 2

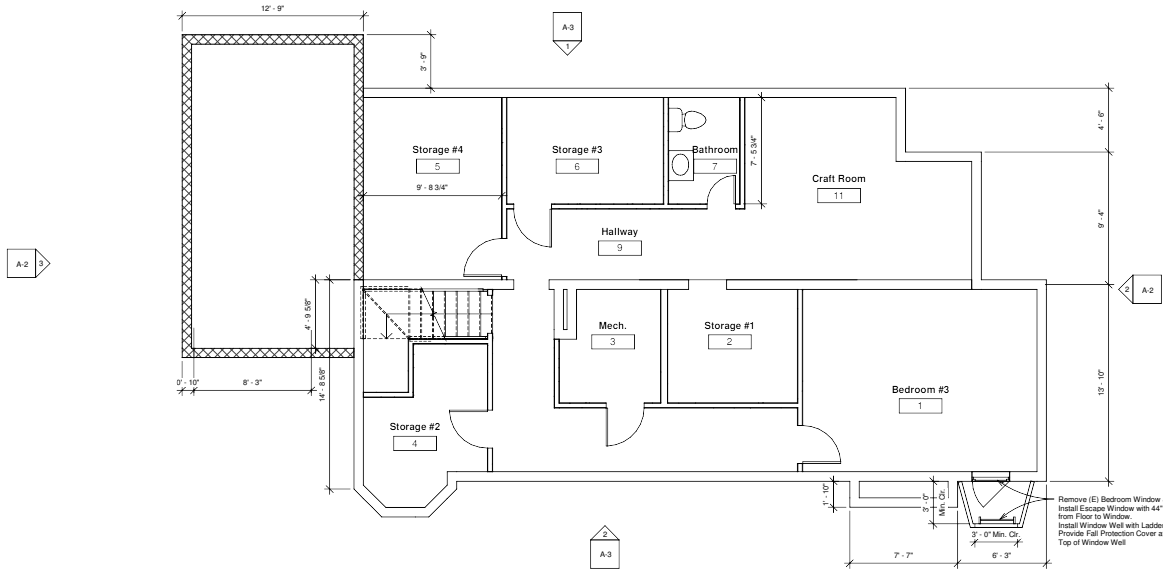
2606 W ALAMO ELEVATION



2 Plan - Main Floor
1/4" = 1'-0"



3 Section - Cross at LR
1/4" = 1'-0"



1 Plan - Basement
1/4" = 1'-0"

Sheet Index

A-1 Plans and Section
A-2 Elevations N S and Isometric View
A-3 Elevations E W

David William Architect LLC
2511 E. Louisiana Ave. # 3013
Littleton, CO 80120
303.229.1336

REVISIONS:

No. Description Date

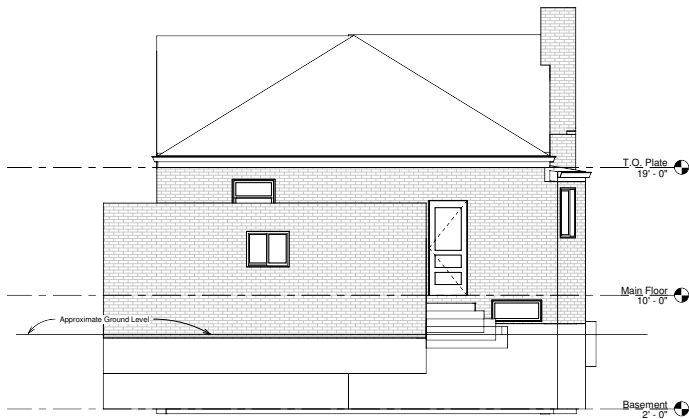
Change of Use: Commercial to Residential
David Day
2606 W. Alamo Ave.
Littleton, CO 80120

Project number 22CM02
Date 09/23/22
Drawn by dm
Scale 1/4" = 1'-0"



Sheet No. A-1
Plans and Section

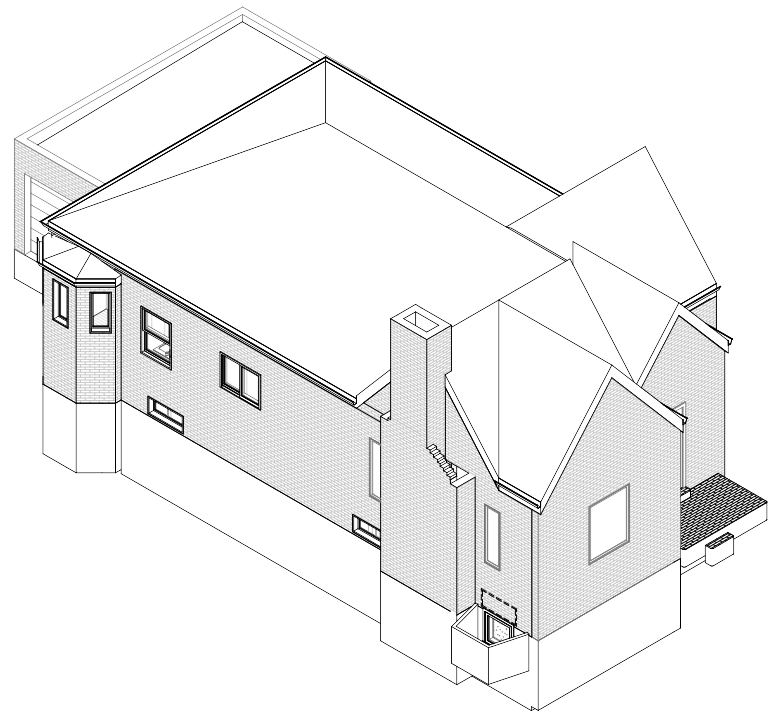
2606 W ALAMO ELEVATION



③ Elevation - South
1/4" = 1'-0"



② Elevation - North
1/4" = 1'-0"



① Isometric View from NE

David Willken Architect LLC
2201 E. Hampden Ave. # 3013
Littleton, CO 80120
303.229.1136

REVISIONS:

No. Description Date

Change of Use: Commercial to Residential
David Day
2606 W. Alamo Ave.
Littleton, CO 80120

Project number 220CM02
Date 08/1/22
Drawn by DTM
Scale 1/4" = 1'-0"



For Construction
Sheet No. A-2
Elevations N S & Iso View

2606 W ALAMO IMPROVEMENTS AND UPGRADES AS OF 2/17/25

1. 1999 Updated Electrical Wiring
2. 1999 Replaced Furnace
3. 2000 Windows Replaced
4. 2001 Roof and Gutters Replaced
5. 2003 Applied Anti Slip Coating to Entrances
6. 2008 Refinished Wood Floor
7. 2011 Outdoor Handrails Installed
8. 2014 Roof & Gutters Replaced with DECRA Stone Coated Steel Metal Shake Roof
Class 4 Impact Resistant to UL2218 Non-Combustable Class A Rated Material Transferable 50 Year Limited Warranty
9. 2018 Oct 4 MFG Date - Water Heater
Primary 50 Gal Natural Gas Water Heater
10. 2019 April 30 MFG Date -Water Heater
Secondary 40 Gal Electric Water Heater
11. 2022 HVAC Furnace Replaced
12. 2022 Electrical Panel Box Upgraded
13. 2022 Egress Window Installed Lower Level
14. 2024 Oak Wood Floor Main Level and Stairs Refinished and Buffed
15. 2024 Nucore Performance Honeycomb Floor Waterproof Rigid Core Luxury Vinyl Plank With Sentinel Protect Plus Underlayment

2606 W ALAMO SF INFO

Measure and draw existing conditions for 2606 W Alamo Avenue, Littleton, CO 80120.

Main Floor Area to outside of exterior walls - 1241.5 GSF

Main Floor Area to inside of exterior walls - 1174.8 SF

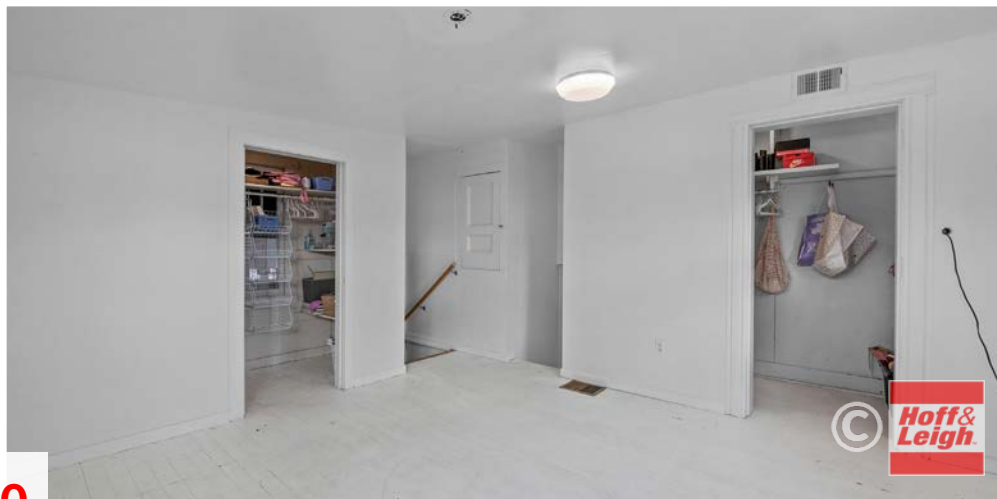
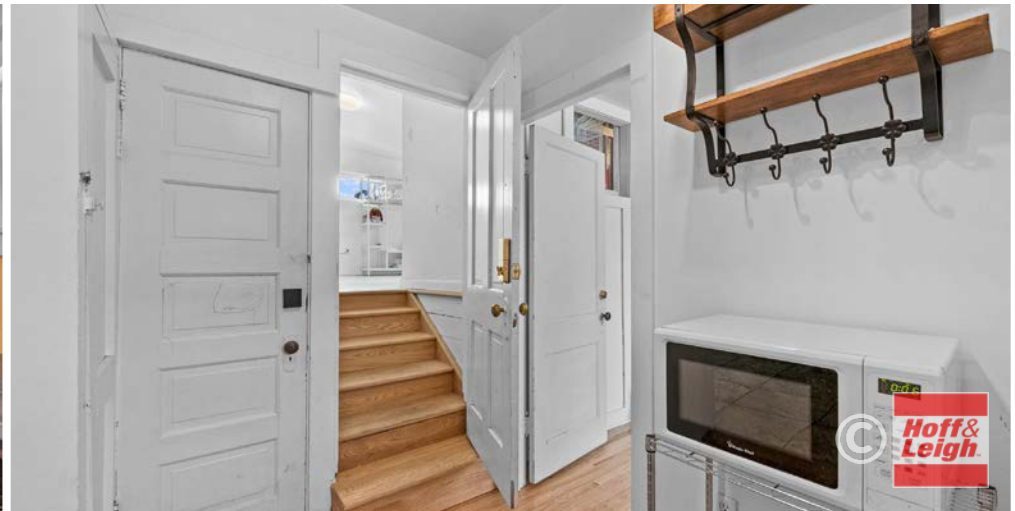
Basement Area to outside of exterior walls - 1241.5 GSF

Basement Area to inside of exterior walls - 1129.9 SF

This area is smaller than the Main Floor because the Basement walls are thicker.

5765 S CURTICE EXTERIOR PHOTOS






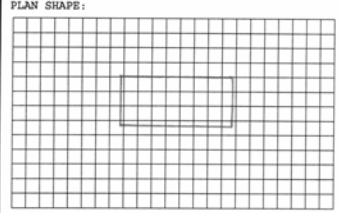
5765 S CURTICE HISTORIC RECORD

COLORADO HISTORICAL SOCIETY
Office of Archaeology and Historic Preservation
1300 Broadway, Denver, Colorado 80203

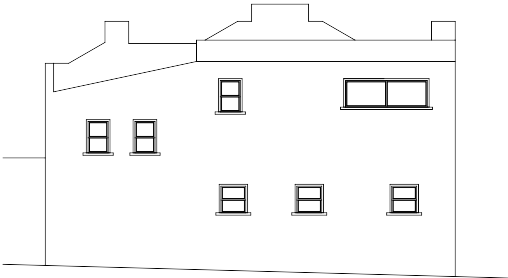
HISTORIC BUILDING INVENTORY RECORD

NOT FOR FIELD USE			
<input type="checkbox"/> Eligible	<input type="checkbox"/> Nominated		
<input type="checkbox"/> Det. Not Eligible	<input type="checkbox"/> Certified Rehab.		
Date _____			

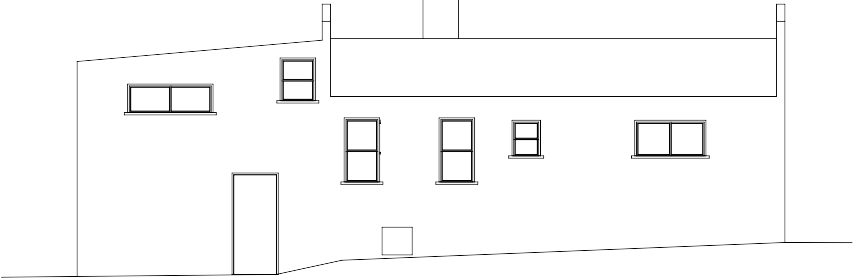
PROJECT NAME: Littleton Historic Buildings Survey 1997 (#97-01-082)		COUNTY: Arapahoe	CITY: Littleton	STATE ID NO.: 5AH1237
		TEMPORARY NO.: 2077-17-4-13-006		
CURRENT BUILDING NAME:		OWNER: DIXON, JOHN R & JANNA C JT TEN 2606 W ALAMO AVE LITTLETON CO 80120		
ADDRESS: 5765 S CURTICE ST Littleton, CO 80120		TOWNSHIP 5S RANGE 68W SECTION 17 SE 1/4 SE 1/4		
HISTORIC NAME:		U.S.G.S. QUAD NAME: Littleton, Colo. YEAR: 1965 (r. 1994) X 7.5' 15'		
DISTRICT NAME:		BLOCK: 11 LOT(S): 8 ADDITION: LITTLETON ORIG. TOWN YR. OF ADDITION: 1872		
FILM ROLL NO.: 97-12 BY: Roger Whitacre	NEGATIVE NO.: 26	LOCATION OF NEGATIVES: Littleton Hist. Mus.		
		DATE OF CONSTRUCTION: ESTIMATE: 1910s ACTUAL: SOURCE: Sanborn Maps		
		USE: PRESENT: Residence HISTORIC: Residence		
		CONDITION: EXCELLENT X GOOD FAIR DETERIORATING		
		EXTENT OF ALTERATIONS: MINOR X MODERATE MAJOR DESCRIBE: Two-story shed roof addition on rear; security bars over windows on south.		
		CONTINUED YES X NO		
STYLE: Mission Revival		STORIES: 1-2		
MATERIALS: Stucco, Concrete, Wood		SQ. FOOTAGE: 1244		
ARCHITECTURAL DESCRIPTION: Residence with front gable roof behind shaped parapets with corner brackets on east, west, and north. Walls clad with stucco; west end of facade is stepped forward. Concrete foundation follows topography of land and is raised toward rear. Door on north with security bars sheltered by shed roof hood supported by decoratively shaped braces; Spanish clay tile roofing. Double-hung, multi-/single-light windows have low pedimented lintels; wood surrounds. Garage attached on rear is gabled, with exposed rafters and drop siding. Behind rear parapet is two-story shed roof addition.		ORIGINAL SITE X MOVED DATE(S) OF MOVE:		
		NATIONAL REGISTER ELIGIBILITY		
		INDIVIDUAL: YES X NO		
		CONTRIBUTING TO DISTRICT: YES NO		
		LOCAL LANDMARK DESIGNATION: No		
NAME: DATE:		ASSOCIATED BUILDINGS? YES X NO TYPE:		
		IF INVENTORIED, LIST ID NOS.:		
CONTINUED? YES X NO				
ADDITIONAL PAGES: YES X NO				

PLAN SHAPE: 	ARCHITECT: Unknown	STATE ID NO.: 5AH1237								
	SOURCE:	ORIGINAL OWNER: Unknown								
	BUILDER/CONTRACTOR: Unknown	SOURCE:								
	SOURCE:	THEME(S): Rail Era: Rail Town Physical Form, 1870-1920								
CONSTRUCTION HISTORY (DESCRIPTION, NAMES, DATES, ETC., RELATING TO MAJOR ALTERATIONS TO ORIGINAL STRUCTURE): Sanborn maps indicate that this started out as a one-story rectangular building (the east part). Between 1921 and 1932, a rectangular extension was added on the west. The extension was enlarged between 1932 and 1949. The two-story addition is later than 1949.										
CONTINUED YES X NO										
HISTORICAL BACKGROUND (DISCUSS IMPORTANT PERSONS AND EVENTS ASSOCIATED WITH THIS STRUCTURE): This building does not appear on the 1908 Sanborn map, but is present on the 1914 map, when it was a simple rectangular building labeled as a carpenter shop. The same building is shown in 1921. By 1932, the building is labeled as a dwelling. This address does not appear in the 1932 or 1939 city directories.										
CONTINUED YES X NO										
SIGNIFICANCE (CHECK APPROPRIATE CATEGORIES AND BRIEFLY JUSTIFY BELOW): <table border="0"> <tr> <td>ARCHITECTURAL SIGNIFICANCE:</td> <td>HISTORICAL SIGNIFICANCE:</td> </tr> <tr> <td>REPRESENTS THE WORK OF A MASTER</td> <td>ASSOCIATED WITH SIGNIFICANT PERSONS</td> </tr> <tr> <td>POSSESSES HIGH ARTISTIC VALUES</td> <td>ASSOCIATED WITH SIGNIFICANT EVENTS OR PATTERNS</td> </tr> <tr> <td>X REPRESENTS A TYPE, PERIOD, OR METHOD OF CONSTRUCTION</td> <td>CONTRIBUTES TO AN HISTORIC DISTRICT</td> </tr> </table>			ARCHITECTURAL SIGNIFICANCE:	HISTORICAL SIGNIFICANCE:	REPRESENTS THE WORK OF A MASTER	ASSOCIATED WITH SIGNIFICANT PERSONS	POSSESSES HIGH ARTISTIC VALUES	ASSOCIATED WITH SIGNIFICANT EVENTS OR PATTERNS	X REPRESENTS A TYPE, PERIOD, OR METHOD OF CONSTRUCTION	CONTRIBUTES TO AN HISTORIC DISTRICT
ARCHITECTURAL SIGNIFICANCE:	HISTORICAL SIGNIFICANCE:									
REPRESENTS THE WORK OF A MASTER	ASSOCIATED WITH SIGNIFICANT PERSONS									
POSSESSES HIGH ARTISTIC VALUES	ASSOCIATED WITH SIGNIFICANT EVENTS OR PATTERNS									
X REPRESENTS A TYPE, PERIOD, OR METHOD OF CONSTRUCTION	CONTRIBUTES TO AN HISTORIC DISTRICT									
STATEMENT OF SIGNIFICANCE: This house, although altered, represents Mission Revival influences through its shaped parapets, hood with Spanish tile, stucco walls, and multi-/single-light windows.										
CONTINUED YES X NO										
REFERENCES (BE SPECIFIC): Arapahoe County Assessor records; Sanborn Fire Insurance Maps; Littleton City Directories.										
CONTINUED YES X NO										
SURVEYED BY: R.L. Simmons/T.H. Simmons	AFFILIATION: Front Range Research Associates, Inc.	DATE: October 1997								

5765 S CURTICE ELEVATION



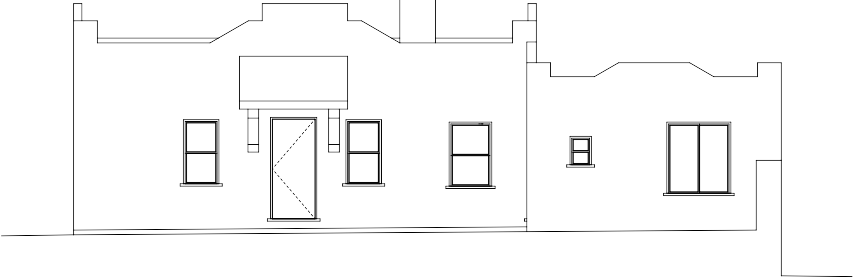
04 WEST ELEVATION
SCALE: 1/4" = 1'-0"



03 SOUTH ELEVATION
SCALE: 1/4" = 1'-0"



02 EAST ELEVATION
SCALE: 1/4" = 1'-0"



01 NORTH ELEVATION
SCALE: 1/4" = 1'-0"

EXISTING CONDITIONS

EXISTING CONDITION DRAWINGS

5765 S. CURTICE ST.
LITTLETON, CO
80120

08CM06
DTM
MAR 31, 2010
REVISIONS

A 2

David Milliken Architect LLC

6764 South Dexter Street
Littleton, CO 80122
303.740.7594

5765 S CURTICE IMPROVEMENTS AND UPGRADES AS OF 2/10/25

1. 1999 Updated Electrical Wiring
2. 1999 Replaced Furnace & AC
3. 2000 Windows Replaced
4. 2001 Roof and Gutters Replaced
5. 2008 Replaced Exterior Stucco
6. 2019 Aug 5 MFG Date 50 Gal Gas Water Heater

5765 S CURTICE SF INFO

Measure and draw existing conditions for 5765 S. Curtice St., Littleton, CO 80120.

Areas for this project:

Main Level - 1298 GSF

Original - 793 GSF

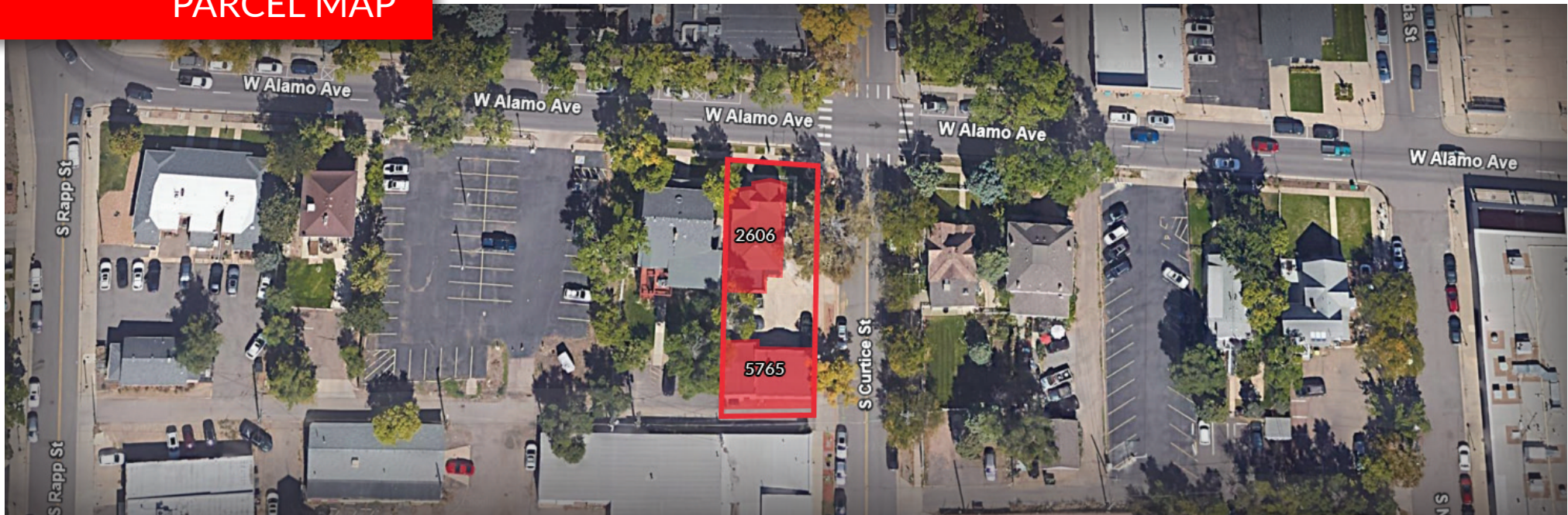
Addition - 505 GSF

Lower Level - 1161 GSF

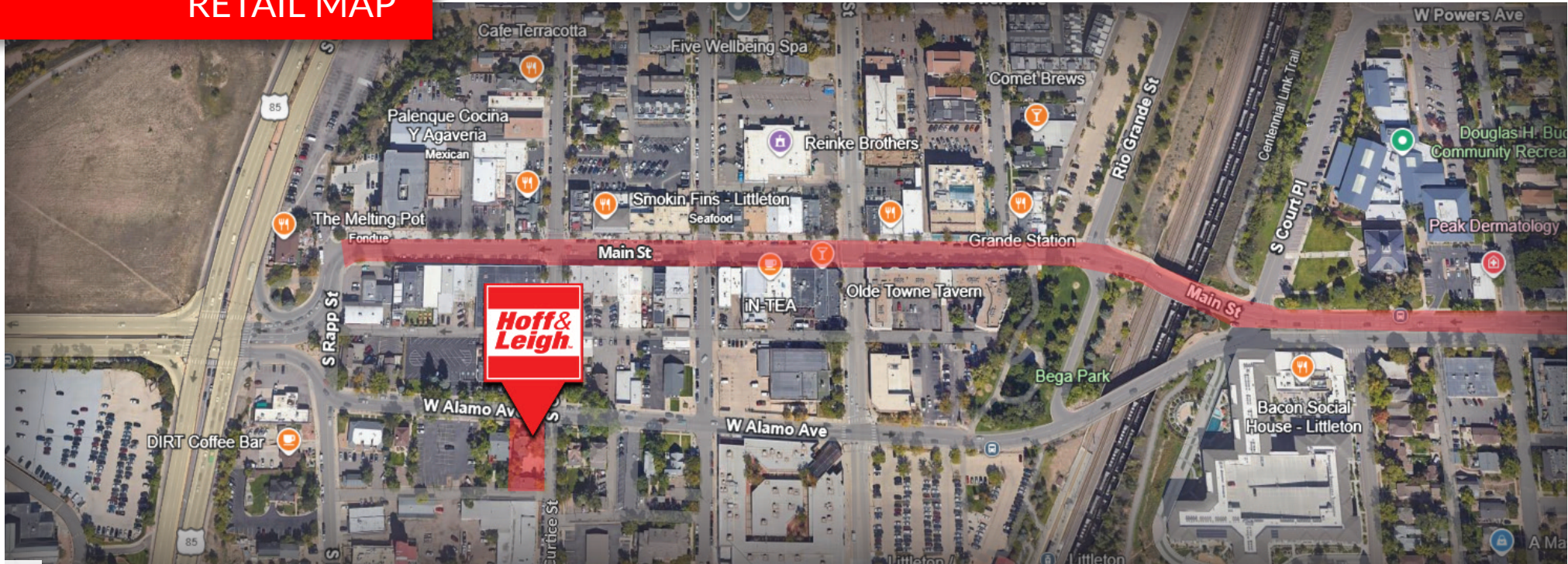
Work Room - 331 GSF

Basement - 830 GSF

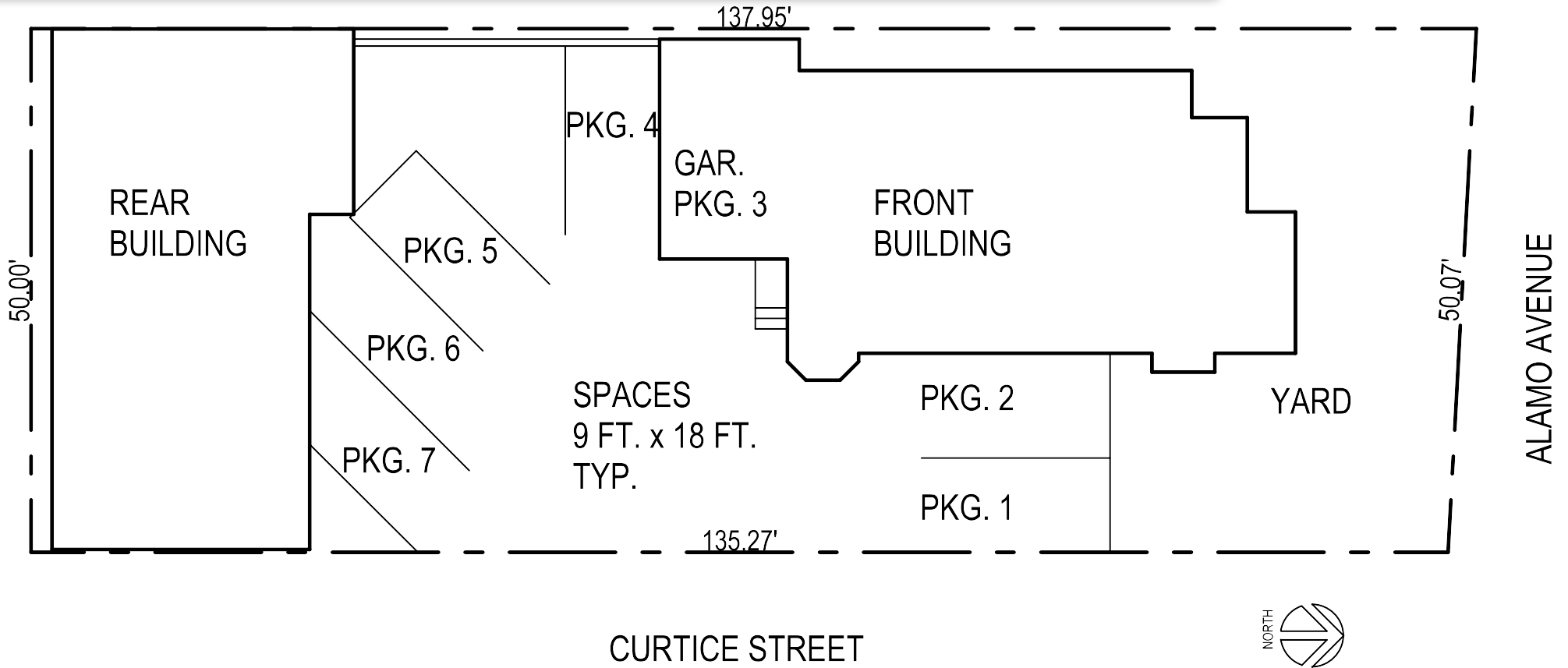
PARCEL MAP



RETAIL MAP



2606 W ALAMO AVENUE & 5765 S CURTICE STREET PARKING PLAN



PARKING PLAN - EXISTING

2606 W. ALAMO AVENUE
LITTLETON, CO 80120

AUGUST 14, 2008
SCALE: 1" = 20'-0"

DEMOGRAPHIC HIGHLIGHTS

2606 W Alamo Ave, Littleton, Colorado, 80120

DEMOGRAPHICS



93,933
Population



41.3
Median Age



Average
Household Size



\$101,865
Median Household
Income

TRAFFIC COUNT

Cross street	VPD	Distance
S Rapp St	11,000	0.0
S Curtice St	8,572	0.0
S Rapp St	9,320	0.1
S Rapp St	9,790	0.1
S Curtice St	9,325	0.1



POPULATION DETAILS

	1 mile	3 miles	5
Population Summary			
2000 Total Population	11,549	89,827	258,43
2010 Total Population	12,103	88,428	262,78
2022 Total Population	13,121	93,933	280,46
2022 Group Quarters	162	1,206	3,03
2027 Total Population	13,150	94,662	283,44
2019-2024 Annual Rate	0.04%	0.15%	0.21
2022 Total Daytime Population	17,350	88,605	267,93
Workers	11,880	46,373	142,62
Residents	5,470	42,232	125,31
Housing Unit Summary			
2022 Housing Units	7,300	41,510	122,55
Owner Occupied Housing Units	42.6%	60.6%	60.4
Renter Occupied Housing Units	50.8%	34.4%	34.7
Vacant Housing Units	6.6%	5.0%	5.0
2027 Housing Units	7,333	42,551	126,07
Owner Occupied Housing Units	45.4%	61.1%	60.6
Renter Occupied Housing Units	48.4%	33.5%	33.6
Vacant Housing Units	6.2%	5.4%	5.8
2022 Households by Income			
Household Income Base	6,818	39,448	116,48
<\$15,000	7.9%	5.6%	4.9
\$15,000 - \$24,999	6.5%	5.1%	4.7
\$25,000 - \$34,999	6.4%	4.6%	4.3
\$35,000 - \$49,999	9.3%	8.1%	8.1
\$50,000 - \$74,999	14.9%	12.9%	13.3
\$75,000 - \$99,999	14.1%	12.8%	13.1
\$100,000 - \$149,999	19.2%	18.4%	19.4
\$150,000 - \$199,999	9.8%	12.5%	12.4
\$200,000+	11.8%	20.1%	19.8
Average Household Income	\$113,748	\$145,936	\$145,48
2022 Population by Age			
Total	13,121	93,934	280,46
0 - 4	4.2%	4.7%	4.9
5 - 9	4.2%	5.2%	5.4
10 - 14	4.1%	5.4%	5.4
15 - 24	10.5%	10.8%	11.3
25 - 34	19.7%	14.3%	15.0
35 - 44	14.8%	14.9%	15.0
45 - 54	10.9%	12.2%	12.2
55 - 64	10.6%	12.4%	11.7
65 - 74	10.7%	11.3%	10.6
75 - 84	6.8%	6.2%	6.1
85 +	3.3%	2.5%	2.5
18 +	85.1%	81.4%	81.0

POPULATION DETAILS

	1 mile	3 miles	5
2022 Population 25+ by Educational Attainment			
Total	10,098	69,362	204,76
Less than 9th Grade	1.0%	1.3%	1.5
9th - 12th Grade, No Diploma	2.6%	2.5%	2.9
High School Graduate	13.0%	14.9%	15.4
GED/Alternative Credential	3.8%	3.3%	3.0
Some College, No Degree	16.8%	15.7%	15.4
Associate Degree	6.1%	6.9%	7.4
Bachelor's Degree	37.6%	35.9%	35.4
Graduate/Professional Degree	19.0%	19.6%	19.0
2022 Consumer Spending			
Apparel & Services: Total \$	\$16,962,519	\$120,023,964	\$354,842,89
Average Spent	\$2,487.90	\$3,042.59	\$3,046.2
Spending Potential Index	104	128	12
Education: Total \$	\$12,346,960	\$92,935,404	\$274,315,35
Average Spent	\$1,810.94	\$2,355.90	\$2,354.9
Spending Potential Index	105	136	13
Entertainment/Recreation: Total \$	\$27,507,188	\$205,745,003	\$604,472,99
Average Spent	\$4,034.50	\$5,215.60	\$5,189.3
Spending Potential Index	99	128	12
Food at Home: Total \$	\$51,061,070	\$365,593,926	\$1,076,511,43
Average Spent	\$7,489.16	\$9,267.74	\$9,241.7
Spending Potential Index	103	127	12
Food Away from Home: Total \$	\$27,931,752	\$200,402,303	\$592,066,90
Average Spent	\$4,096.77	\$5,080.16	\$5,082.8
Spending Potential Index	105	131	13
Health Care: Total \$	\$49,576,993	\$373,366,369	\$1,088,119,57
Average Spent	\$7,271.49	\$9,464.77	\$9,341.3
Spending Potential Index	95	123	12
HH Furnishings & Equipment: Total \$	\$21,239,501	\$158,046,046	\$463,871,57
Average Spent	\$3,115.21	\$4,006.44	\$3,982.2
Spending Potential Index	98	127	12
Personal Care Products & Services: Total \$	\$7,198,452	\$51,614,622	\$152,218,81
Average Spent	\$1,055.80	\$1,308.42	\$1,306.7
Spending Potential Index	106	131	13
Shelter: Total \$	\$190,058,170	\$1,373,552,186	\$4,056,802,50
Average Spent	\$27,875.94	\$34,819.31	\$34,827.1
Spending Potential Index	105	131	13
Support Payments/Cash Contributions/Gifts in Kind: Total \$	\$21,769,741	\$172,251,237	\$502,736,47
Average Spent	\$3,192.98	\$4,366.54	\$4,315.9
Spending Potential Index	91	125	12
Travel: Total \$	\$20,657,940	\$155,553,302	\$458,959,48
Average Spent	\$3,029.91	\$3,943.25	\$3,940.1
Spending Potential Index	100	130	13
Vehicle Maintenance & Repairs: Total \$	\$10,050,751	\$73,291,146	\$214,705,02
Average Spent	\$1,474.15	\$1,857.92	\$1,843.2
Spending Potential Index	100	125	12

NON-ENDORSEMENT AND DISCLAIMER NOTICE

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Our Network is Your Edge.



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