



Price Reduced: \$7,500,000

2885 W County Line Road

Littleton Colorado 80129

Confidential Offering Memorandum



Jamie Mitchell Principal

Robert Lawson Principal

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PROPERTY OVERVIEW



2885 W COUNTY LINE ROAD

Littleton, CO 80129

NEW PRICE: \$7,500,000

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PROPERTY DESCRIPTION

Building Type:	Retail / Commercial Vehicle Dealership
Building Size:	28,099 SF
Lot Size:	3.48 Acres
Parking:	102 Surface Spaces
Parking Ratio:	3.6/1,000 SF
Zoning:	Business Center (BC PL-O)
Construction Type:	Steel / Masonry
YOC:	2000

PROPERTY HIGHLIGHTS

- **28,099 SF Retail/Commercial on 3.48 Acres**
- **Zoned BC/PL-O – Broad Commercial Flexibility**
- **Turnkey for Auto/RV/Equipment Sales & Service**
- **Strategic Location** in South Metro Denver's auto dealership corridor
- **High-Quality Construction (2000)** with showroom, mezzanine offices, warehouse and service bays
- **Ideal Reuse Potential:** Brewery, winery, restaurant, or specialty showroom
- **Rare Infrastructure:** Detail bays, paint booth, parts/storage, and extensive paved parking
- **Strong Owner-User or Investment Play** with future repositioning upside

INVESTMENT OVERVIEW



PROPERTY DESCRIPTION

Introducing an incredibly rare investment opportunity at 2885 W. County Line Rd. This 28,099 SF retail/commercial property on 3.48 acres is a standout asset in a high-traffic auto corridor in South Metro Denver. Formerly a Harley-Davidson dealership, the property offers exceptional versatility with a 12,212 SF showroom and sales floor, a 4,491 SF mezzanine with offices and conference rooms, and 11,396 SF of warehouse/service space, including bays, detailing, and storage. Built in 2000 and zoned BC/PL-O, it's ideal for motorcycle, outdoor recreational vehicles, or equipment sales and service. Rare amenities, high visibility, and a strategic location make this site a natural fit for auto-related users or a creative repurpose as a brewery, winery, restaurant, or specialty showroom. An outstanding investment opportunity in one of Denver's most dynamic submarkets.

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	4,059	31,622	87,261
Total Population	7,907	79,542	219,057
Average HH Income	\$141,157	\$167,502	\$160,693

OFFERING SUMMARY

Sale Price:	\$7,500,000
Building Size:	±28,099 SF

LOCATION DESCRIPTION

This property enjoys a premier showroom location along County Line Road, strategically positioned in the highly desirable South Suburban Denver Metro area at the convergence of Littleton and Highlands Ranch. Set on 3.48 acres, it offers exceptional visibility and access within one of Denver's most active commercial corridors. The surrounding area is home to a mix of established auto dealerships, national retailers, and thriving service-based businesses, making it ideal for retail, office, industrial, or automotive-related uses. Proximity to major transportation routes, including C-470 and Santa Fe Drive, ensures seamless connectivity across the metro. With a strong local demographic, robust traffic counts, and continued area growth, this location is a prime opportunity for investors and owner-users alike.

VERSATILITY OVERVIEW



FLEXIBILITY HIGHLIGHTS

Former auto dealerships are known to be incredibly versatile and flexible assets due to their large lots, showroom space, office buildout and warehouse/service space. There are many potential reuses which may include but are not limited to:

Retail / Commercial Uses

- **General box retail** (furniture, appliances, sporting goods)
- **Specialty showroom** (kitchens/bath, tile/stone, electric vehicles, RVs)
- **Boutique grocery or specialty food market**
- **Fitness center/gym or training facility**
- **Microbrewery / winery / distillery** with tasting room & production
- **Event center / wedding venue**

Service-Based Uses

- **Vehicle service center** (mechanic, collision repair, detailing)
- **Equipment rental / sales** (construction, landscaping, power tools)
- **Fleet operations** (delivery/logistics base, shuttle services, car sharing)
- **Municipal / government facility** (vehicle fleet maintenance, training center)

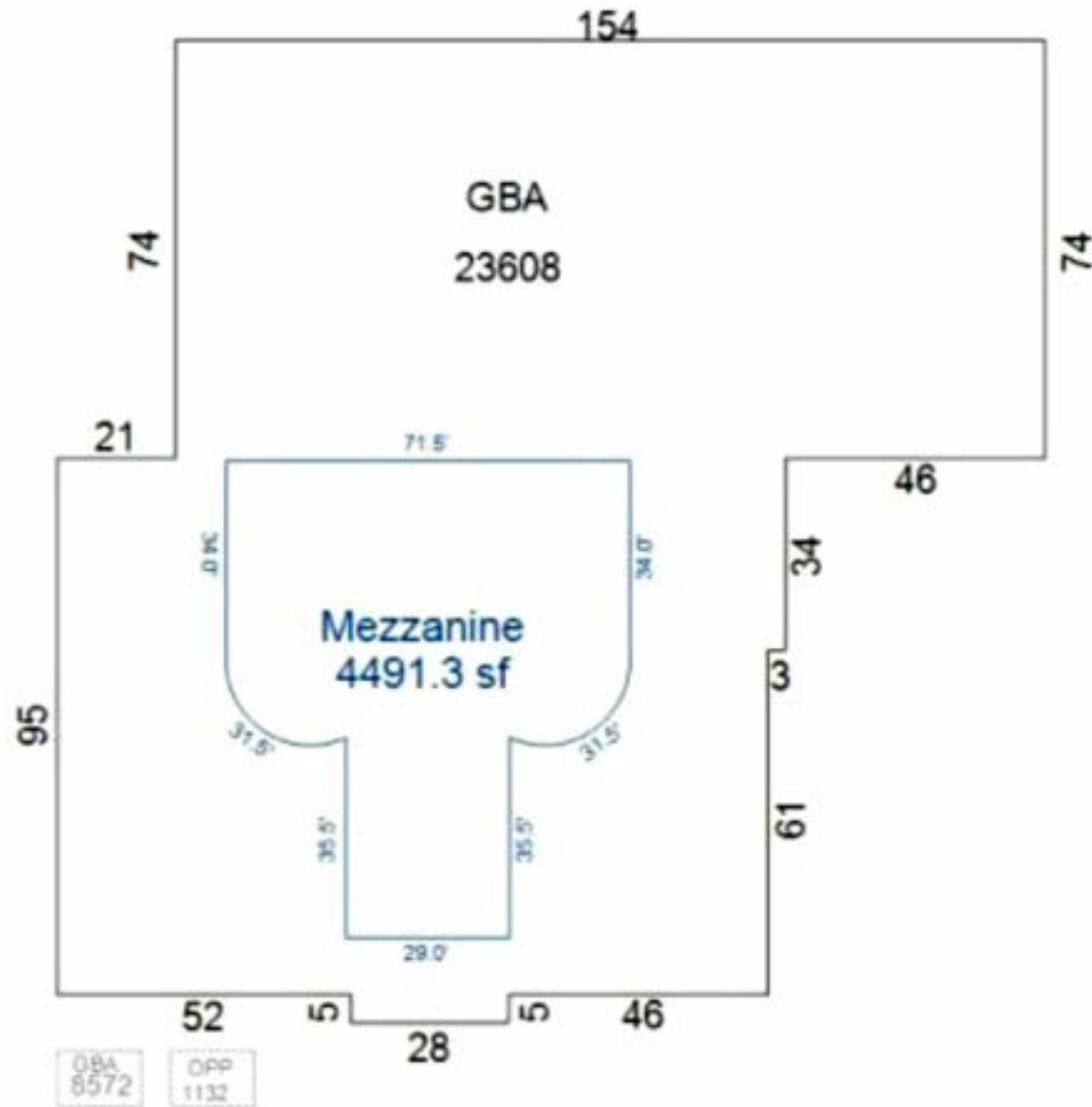
Office / Logistics / Warehouse Uses

- **Corporate HQ or regional office** with warehousing
- **Co-working space** with showroom and flex-use bays
- **Last-mile logistics / distribution center**
- **Storage/ warehouse with customer-facing component**

Other Creative Uses

- **Pickleball / indoor sports complex**
- **Tech or startup incubator** with production/showroom hybrid
- **Art gallery / makerspace**
- **Film studio or auto-themed entertainment venue**
- **Auto / Vehicle Museum**

FLOORPLAN



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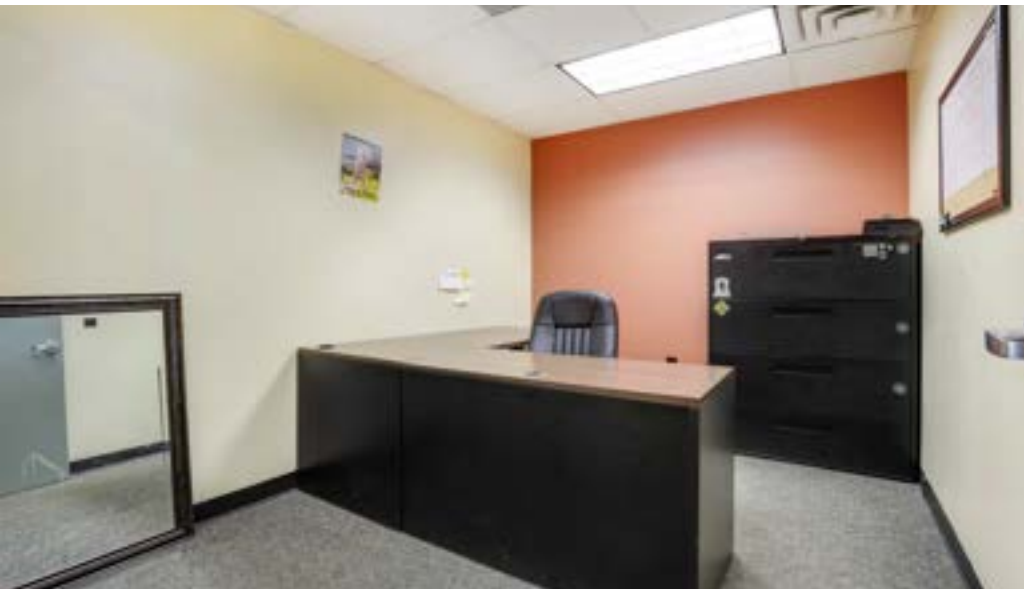


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LOCATION OVERVIEW



LITTLETON, CO

ABOUT

Littleton, CO has a population of 45.5k people with a median age of 40 and a median household income of \$90,273. In recent years, the population of Littleton, CO grew from 45,465 to 45,531, a 0.145% increase and its median household income grew from \$82,997 to \$90,273, a 8.77% increase.

The largest universities in Littleton, CO are Arapahoe Community College (1,505 degrees awarded) and Denver Seminary (164 degrees).

ECONOMY

The economy of Littleton, CO employs 25.9k people. The largest industries in Littleton, CO are Health Care & Social Assistance (3,438 people), Professional, Scientific, & Technical Services (3,405 people), and Retail Trade (2,306 people), and the highest paying industries are Mining, Quarrying, & Oil & Gas Extraction (\$177,031), Management of Companies & Enterprises (\$130,391), and Utilities (\$105,357).

POPULATION
45,531

0.145% 1-YEAR GROWTH

MEDIAN AGE
40

MEDIAN HH INCOME
\$90,273

8.77% 1-YEAR GROWTH

NUMBER OF EMPLOYEES
25,900

1.89% 1-YEAR GROWTH

MEDIAN PROPERTY VALUE
\$552,100

17% 1-YEAR GROWTH

Source: <https://www.datausa.io/>

LITTLETON



DOWNTOWN LITTLETON

Downtown Littleton is located approximately nine-miles south of downtown Denver. There are over 220 businesses in downtown. Main Street is lined with charming art galleries, antique shops, unique clothing boutiques and popular restaurants and bars. Downtown hosts numerous events including: a weekly Farmer's Market, Mardis Gras celebration, fireworks, concerts and art shows. The 87th annual Western Welcome Week celebration is a community favorite hosting 40 events benefiting local civic and charitable organizations.

SOUTHWEST CORRIDOR LIGHT RAIL LINE

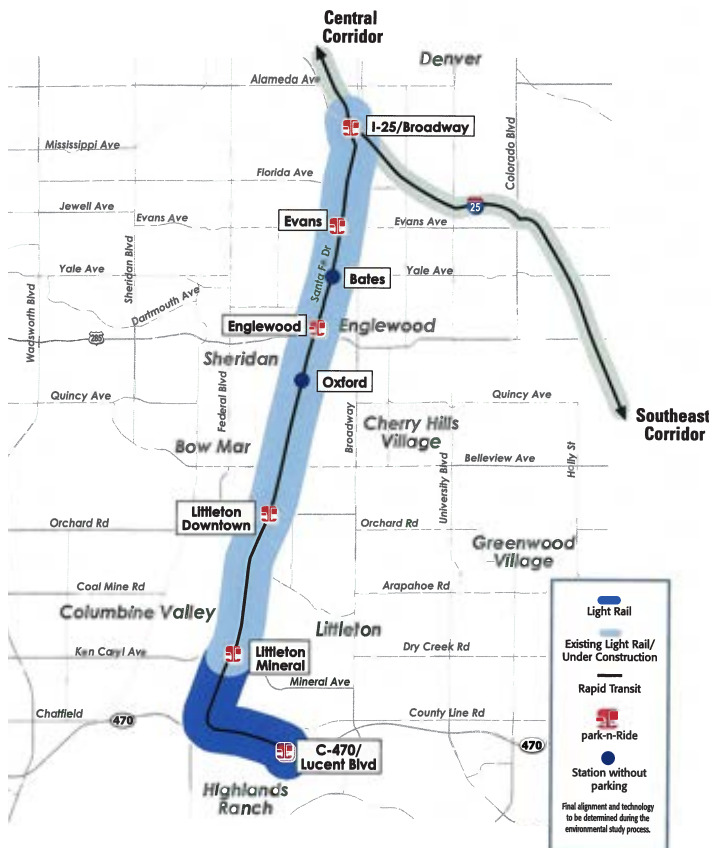
The Southwest Corridor is an 8.7-mile light rail line from I-25/ Broadway to Mineral Avenue in Littleton. There are five stations and approximately 2,600 parking spaces. There is a planned extension from Mineral Avenue to C-470/Lucent Boulevard. The extension will add 2.5 miles of additional light rail and 1,000 more parking spaces.

ARAPAHOE COMMUNITY COLLEGE

ACC is a 51-acre campus located adjacent to downtown Littleton and currently has 2,278 full-time students, and 10,358 part-time students. With a track record of over 59 years of operation, Arapahoe Community College is recognized throughout the region as Colorado's premier community college. They have a highly qualified and dedicated faculty and staff, and a student population that reflects the growing diversity of Colorado.

LITTLETON ADVENTIST HOSPITAL

Littleton Adventist Hospital is a full-service 231-bed acute care facility. The hospital has been serving the south metro Denver area for more than 35 years. Annually, the hospital has 9,250 admissions and 37,430 emergency room visits. The hospital is home to a Level III NICU, a Level II Trauma Center and a nationally accredited breast center. Littleton Adventist Hospital is one of 15 hospitals in the Centura Health system of care and is part of the Adventist Health System. Littleton Adventist Hospital was named to Newsweek's list of America's Best Maternity Hospitals.

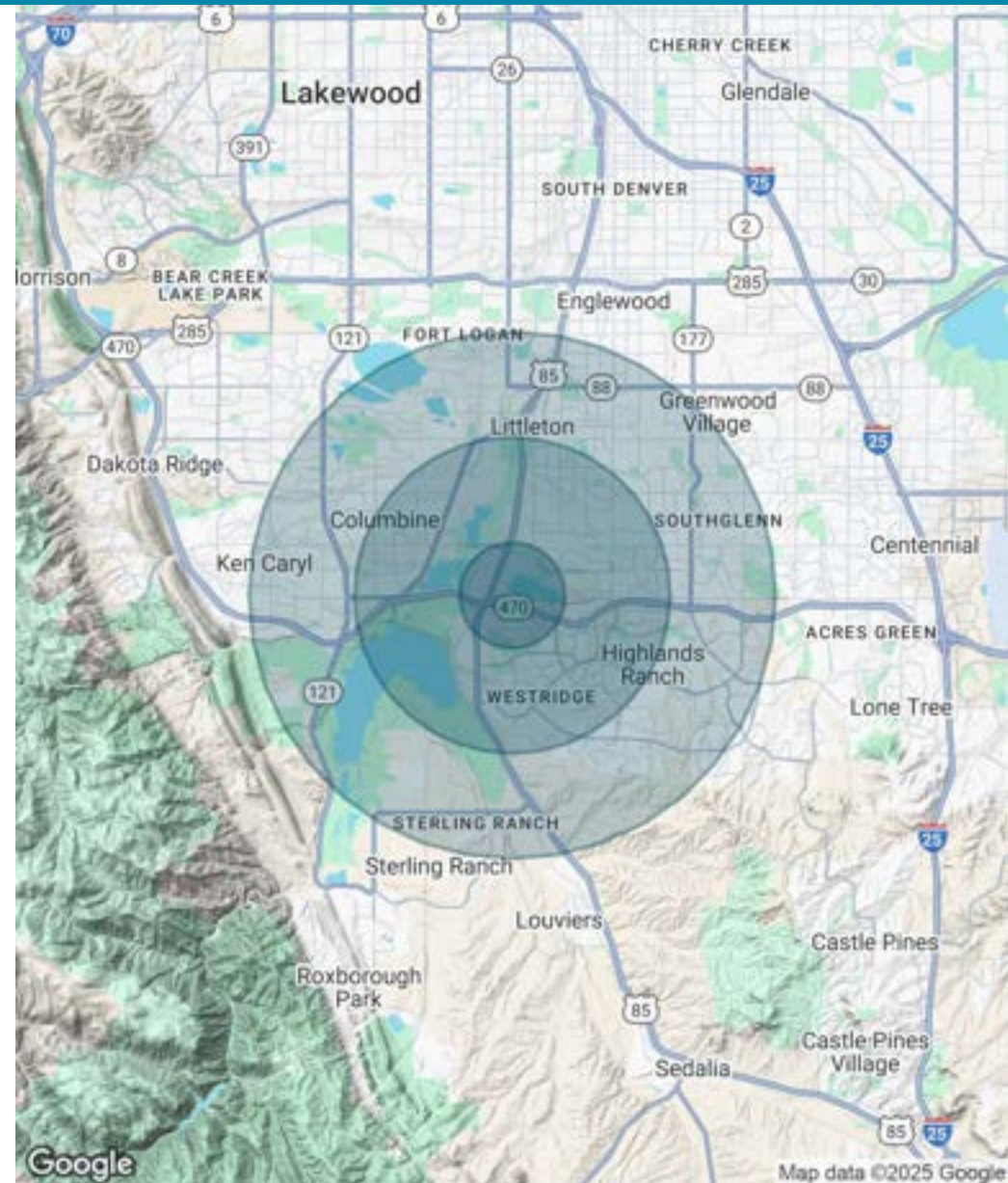


DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	7,907	79,542	219,057
Average Age	54	43	42
Average Age (Male)	52	42	41
Average Age (Female)	55	44	43

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	4,059	31,622	87,261
# of Persons per HH	1.9	2.5	2.5
Average HH Income	\$141,157	\$167,502	\$160,693
Average House Value	\$763,547	\$769,849	\$760,150

Demographics data derived from AlphaMap



DISCLOSURE



This confidential Offering Memorandum, has been prepared by Pinnacle Real Estate Advisors, LLC ("Pinnacle REA") for use by a limited number of qualified parties. This Offering Memorandum has been provided to you at your request based upon your assurances that you are a knowledgeable and sophisticated investor in commercial real estate projects and developments. Pinnacle REA recommends you, as a potential buyer/investor, should perform your own independent examination and inspection of the property described herein as 2885 W County Line Road located in Littleton, CO (the "Property") and of all of the information provided herein related to the Property. By accepting this Offering Memorandum, you acknowledge and agree that you shall rely solely upon your own examination and investigation of the Property and you shall not rely on any statements made in this Offering Memorandum or upon any other materials, statements or information provided by Pinnacle REA or its brokers.

Pinnacle REA makes no guarantee, warranty or representation about the completeness or accuracy of the information set forth in this Offering Memorandum. You are responsible to independently verify its accuracy and completeness. Pinnacle REA has prepared the information concerning the Property based upon assumptions relating to the general economy, its knowledge of other similar properties in the market, and on other market assumptions including factors beyond the control of the Pinnacle REA and the Owner of the Property. Pinnacle Real Estate Advisors make no representation or warranty as to either the accuracy or completeness of the information contained herein, and the information set forth in this Offering Memorandum is not intended to be a promise or representation as to the future performance of the Property. Although the information contained herein is believed to be accurate, Pinnacle REA and the Property Owner disclaim any responsibility or liability for any inaccuracies. Further, Pinnacle REA and the Property Owner disclaim any and all liability for any express or implied representations and warranties contained in, or for any omissions from, the Offering Memorandum and for any other written or oral communication transmitted or made available to you. Pinnacle REA shall make available to you, as a qualified prospective investor, additional information concerning the Property and an opportunity to inspect the Property upon written request.

This Offering Memorandum and the contents are intended to remain confidential except for such information which is in the public domain or is otherwise available to the public. By accepting this Offering Memorandum, you agree that you will hold and treat Offering Memorandum in the strictest confidence, that you will not photocopy or duplicate it, or distribute it. You agree you will not disclose this Offering Memorandum or its contents to any other person or entity, except to outside advisors retained by you and from whom you have obtained an agreement of confidentiality, without the prior written authorization of Pinnacle REA. You agree that you will use the information in this Offering Memorandum for the sole purpose of evaluating your interest in the Property. If you determine you have no interest in the property, kindly return the Offering Memorandum to Pinnacle REA at your earliest convenience.