

141 W DAVIES

OFFICE FOR SALE

141 W Davies Ave N Littleton, CO

navpoint
REAL ESTATE GROUP



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EXECUTIVE SUMMARY



PURCHASE PRICE

\$2,300,000



BUILDING SIZE

15,614 SF



SPACE

3 FLOORS

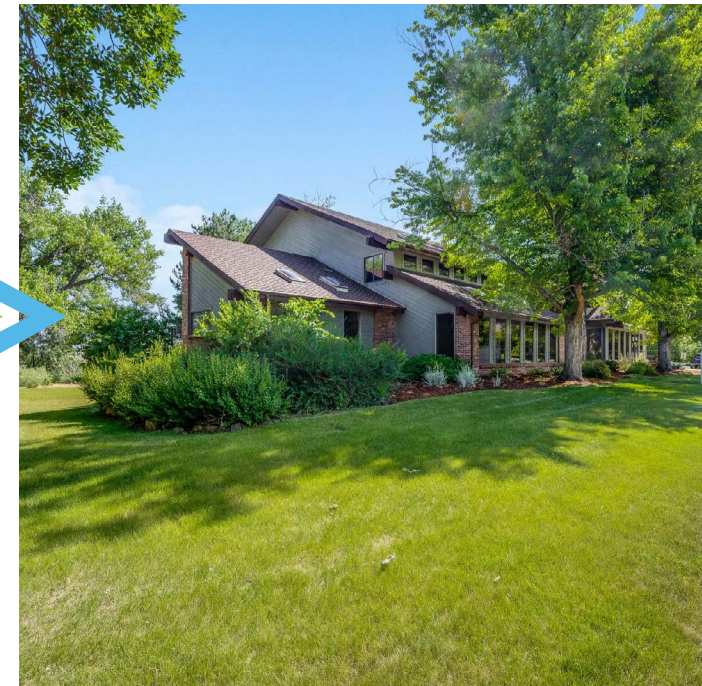


SITE SIZE

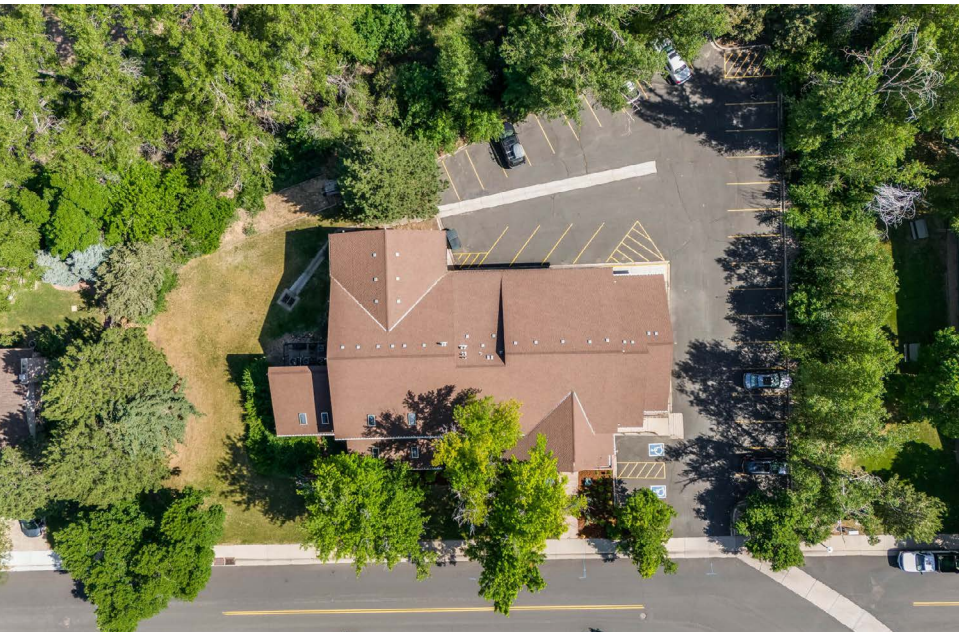
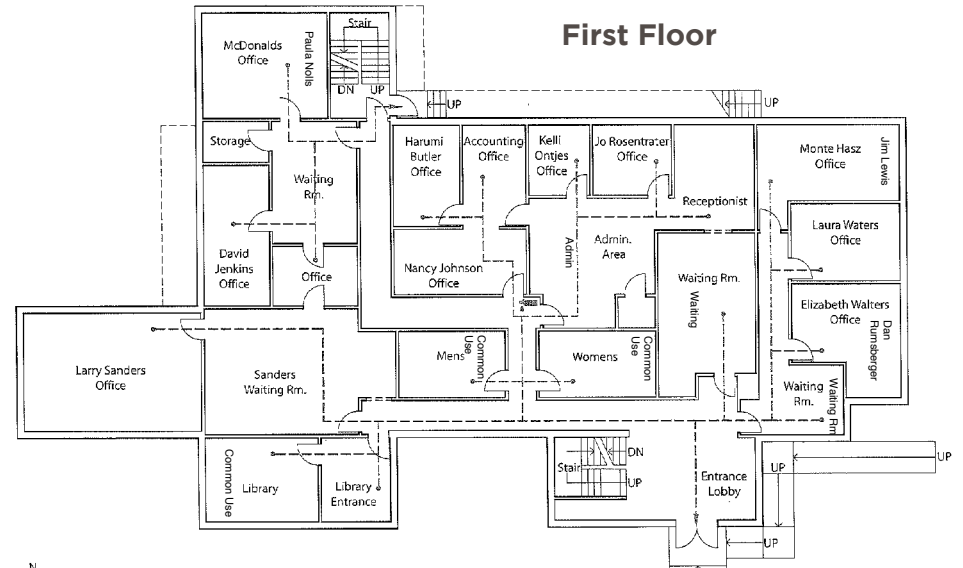
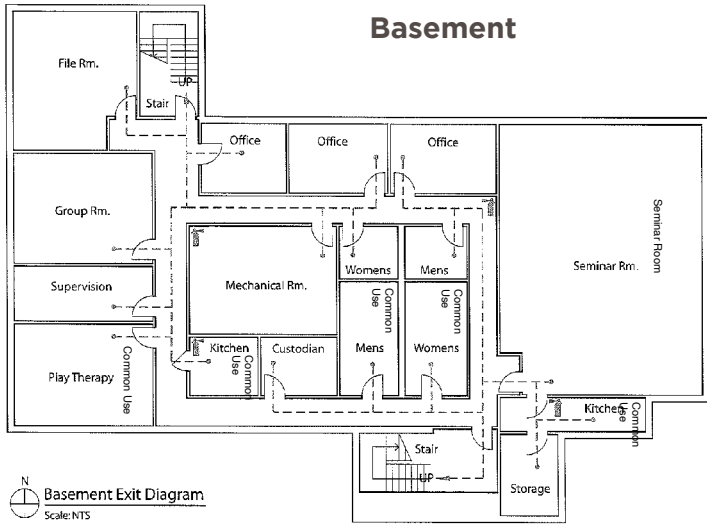
0.74 AC

Property Highlights

- 2 Story Building with Finished Basement
- Freestanding brick building, well located office building with an abundance of parking
- Excellent S Broadway location minutes from C-470 and near Littleton Adventist Hospital
- Nearby retail, restaurants, and services
- Property backs to Highline Canal with Park-Like Setting



FLOOR PLAN



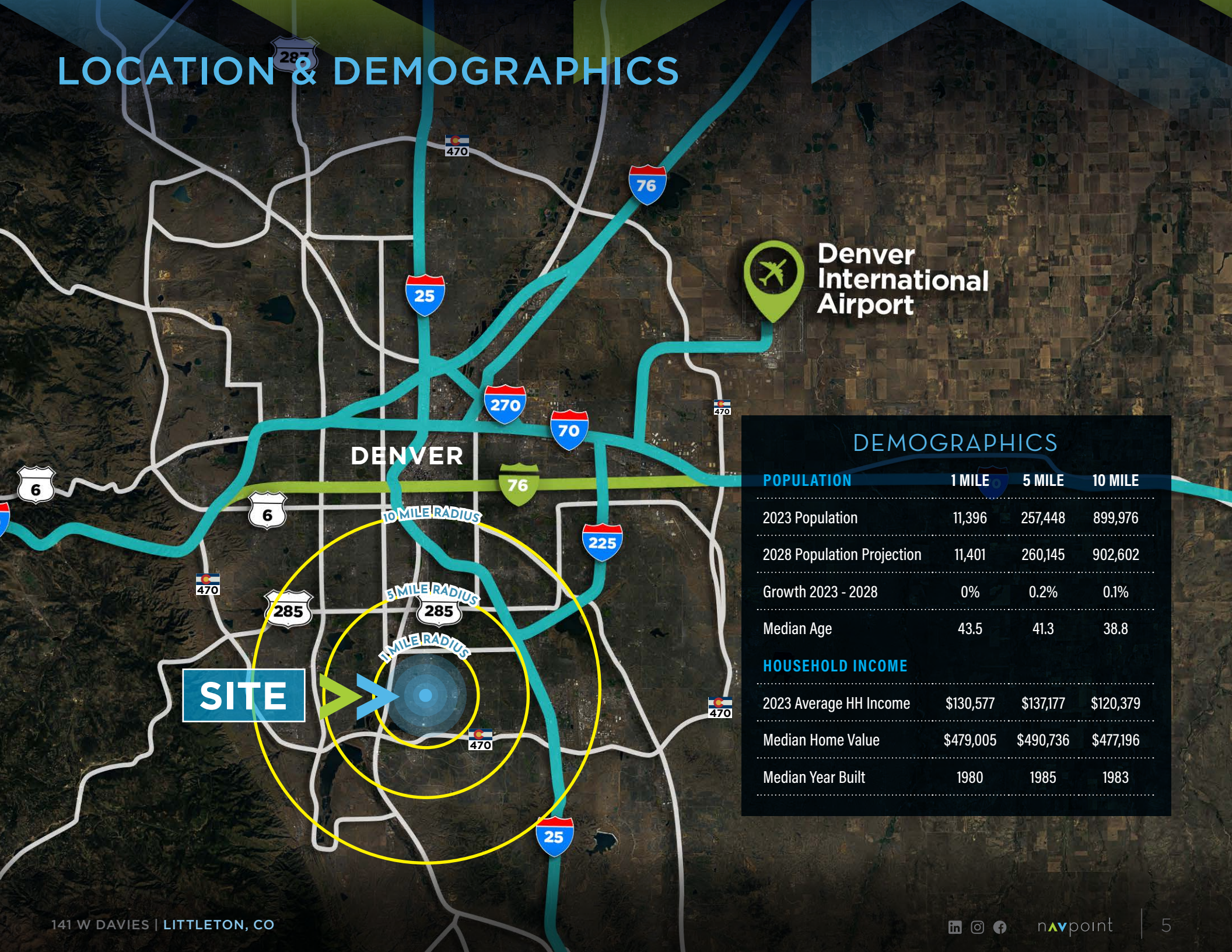
AERIAL MAP

PARKSIDE AT LITTLETON VILLAGE
LITTLETON ROCK SHOP
Starbucks
Culver's
STINKER
COURTESY
Adventist Hospital
Advent Health Littleton
SHERWIN WILLIAMS
Firestone
DOLLAR TREE
KING Soopers
TACO BELL
goodwill
CHASE
McDonald's
Mercedes-Benz
SAFEWAY
Freddy's STEAKBURGERS
ACE Hardware

SITE

S BROADWAY
W DAVIES AVE N
W RIDGE RD

LOCATION & DEMOGRAPHICS



Denver International Airport

DEMOGRAPHICS

POPULATION	1 MILE	5 MILE	10 MILE
2023 Population	11,396	257,448	899,976
2028 Population Projection	11,401	260,145	902,602
Growth 2023 - 2028	0%	0.2%	0.1%
Median Age	43.5	41.3	38.8
HOUSEHOLD INCOME			
2023 Average HH Income	\$130,577	\$137,177	\$120,379
Median Home Value	\$479,005	\$490,736	\$477,196
Median Year Built	1980	1985	1983

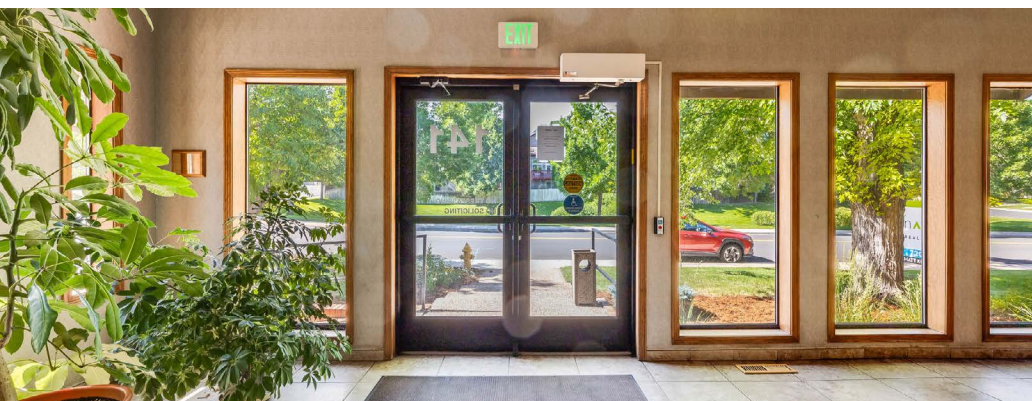
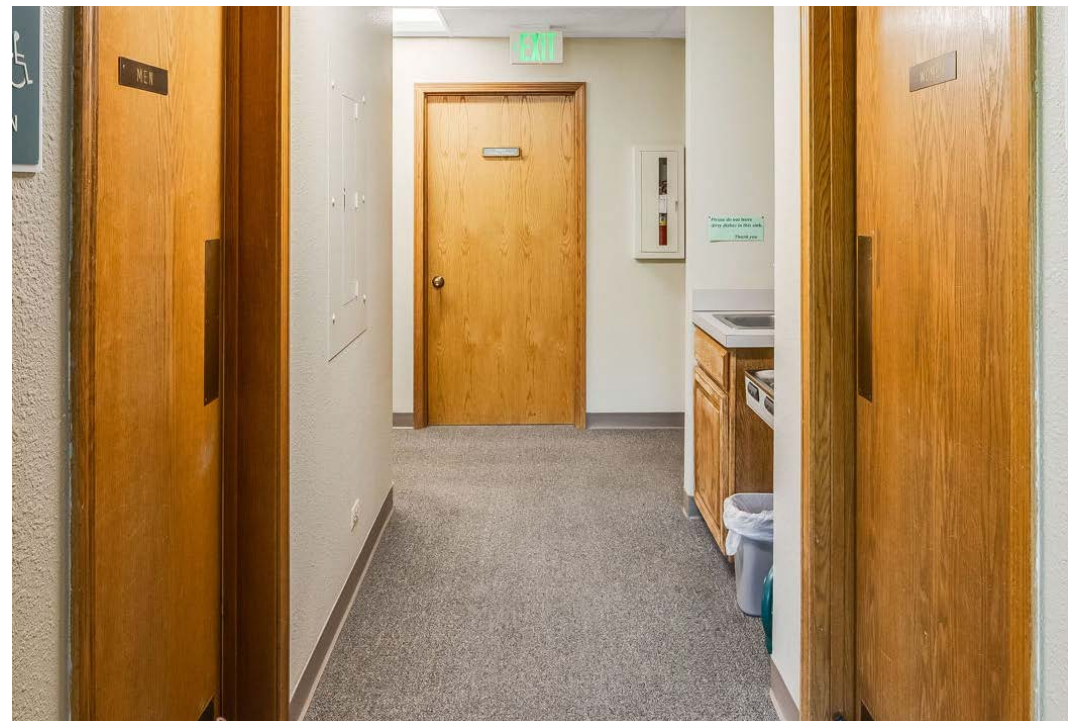
SITE

10 MILE RADIUS

5 MILE RADIUS

1 MILE RADIUS

PROPERTY PHOTOS



CLOSER LOOK AT LITTLETON

STRONG DEMOGRAPHICS FOR THIS TYPE OF PROPERTY

POPULATION POSITIVE GROWTH

- 2019 – 85,137
- Estimated 2024 – 88,831 (4.34% positive growth)

FINANCIALLY STABLE

- Median household income is \$89,267 within a 1 mile radius
- 87.36% of the population within 1 mile are homeowners

Perfect location for executive office spaces as over 50% of the workforce within a 1 mile radius have a travel time to their work of over 30 minutes.

- 30-60 minute travel time (43.59%)
- 60+ minute travel time (6.93%)

DOWNTOWN LITTLETON

Downtown Littleton is located approximately two miles from this office building. Office spaces are available there, but are often difficult for tenants because of the lack of parking. 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.

STRONG RESIDENTIAL NEIGHBORHOODS

Desireable mid to high income neighborhoods such as Bow Mar, Grant Ranch, and Highlands Ranch are all within 10-15 minutes of the building making it a great option for the professional who needs an office space away from home.



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