

# DOWNTOWN LITTLETON COMMERCIAL OPPORTUNITY

2505 WEST  
ALAMO AVENUE

LITTLETON, CO 80120



 **PINNACLE**  
REAL ESTATE ADVISORS



## MB TEAM



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EXECUTIVE SUMMARY



# EXECUTIVE SUMMARY

2505 West Alamo Avenue presents a versatile commercial opportunity in the well recognized Downtown Littleton submarket. The property is currently vacant and available for either sale or lease, allowing an investor, owner-user, or tenant to take immediate advantage of prominent corner location that also provides twelve on site parking spaces. This flexibility makes the property well suited for a business seeking to control their occupancy costs or investors looking to lease the asset.

## PROPERTY DETAILS

<b>LIST PRICE:</b>	\$1,750,000
<b>LEASE RATE:</b>	\$35.00/SF NNN
<b>BUILDING TYPE:</b>	Office
<b>BUILDING SIZE:</b>	2,184 SF
<b>LOT SIZE:</b>	0.23 AC/10,400 SF
<b>PARKING:</b>	12 Spaces
<b>ZONING:</b>	DTA
<b>PERMITTED USES:</b>	Restaurant, Coffee Shop, Office, Health Club, Medical Facility, Hotel, Bank/Credit Union
<b>CONSTRUCTION TYPE:</b>	Stone
<b>YOC</b>	1901
<b>PROPERTY TAXES:</b>	\$23,181.97 (2025)



# PORTFOLIO HIGHLIGHTS



**PRIME LOCATION  
IN THE HEART OF  
DOWNTOWN LITTLETON**



**ON-SITE  
PARKING**



**LOCATED IN  
A HISTORIC  
DISTRICT**



**HIGH-VISIBILITY  
CORNER**

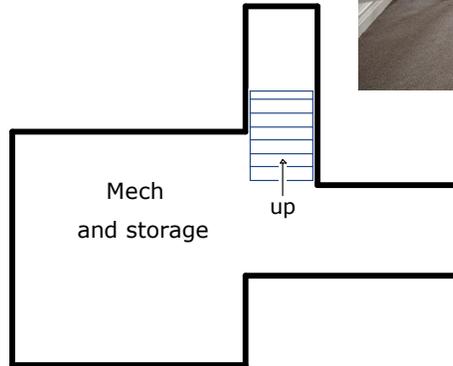
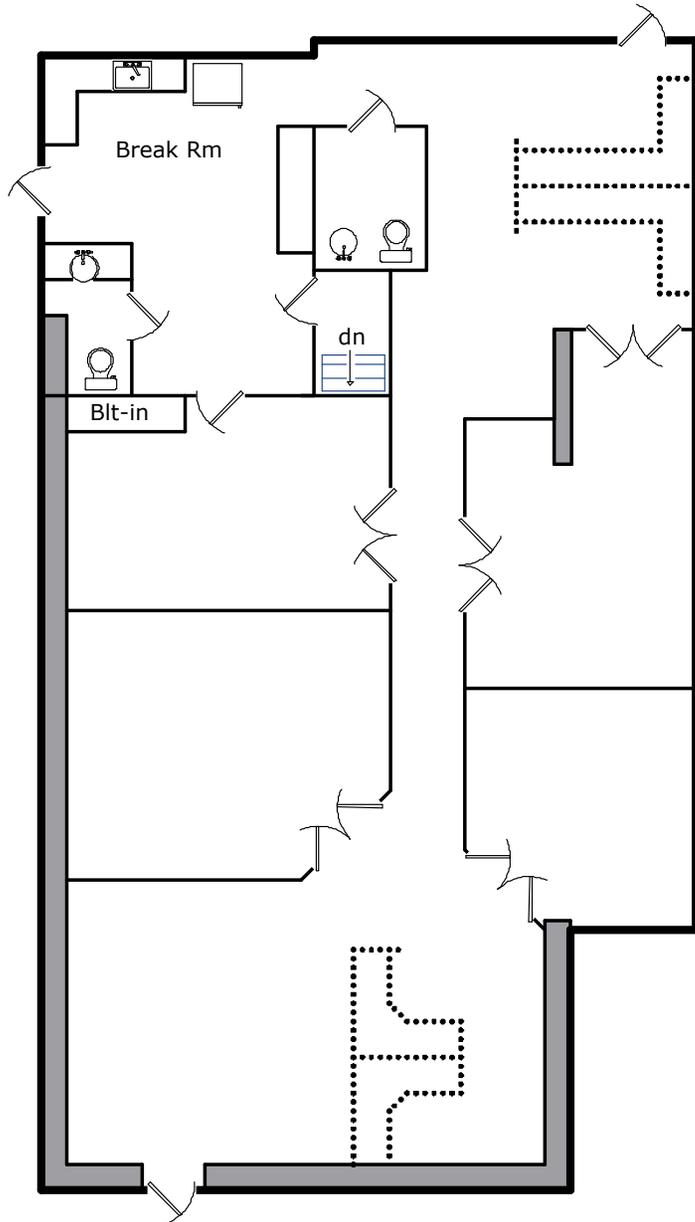


**STEPS AWAY  
FROM ARAPAHOE  
COMMUNITY COLLEGE  
(12,000 STUDENTS)**



**2 BLOCKS FROM  
LITTLETON /  
DOWNTON STATION**

# FLOOR PLAN



02

LOCATION OVERVIEW



**2505 West Alamo Avenue** is situated in the heart of Downtown Littleton, surrounded by a vibrant mix of local shops, restaurants, and entertainment venues. The property benefits from consistent pedestrian traffic generated by the area's popular retail amenities, as well as strong visibility from its corner lot. Accessibility is convenient, with proximity to C-470 via Santa Fe Drive, Littleton Boulevard, and the Downtown Littleton RTD Station.



# AERIAL MAP



CHATFIELD RESERVOIR

S Santa Fe Dr



ARAPAHOE COMMUNITY COLLEGE

12,000 STUDENTS

2505 WEST ALAMO AVENUE



1,400 EMPLOYEES



S Santa Fe Dr

VIEWHOUSE

EATERY, BAR & ROOFTOP

THE LAZY GREYHOUND

JAKE'S



Olde Volume Tavern

W Alamo Ave



CHANDLER | ARVADA | LITTLETON  
HIGHLANDS RANCH | IDAHO FALLS

KATE'S



LITTLETON /  
DOWNTOWN  
STATION



UNITED STATES  
POSTAL SERVICE

Main St



The Little Man  
ICE CREAM CO.



# LOCATION MAP



03

MARKET OVERVIEW



# LITTLETON DEMOGRAPHICS

ESTABLISHED  
1890

**44,710**   **\$630,600**   **\$98,839**   **7.0%**   **5.2%**

POPULATION

MEDIAN  
PROPERTY  
VALUE

MEDIAN  
HOUSEHOLD  
INCOME

OFFICE  
VACANCY  
RATE

RETAIL  
VACANCY  
RATE

**\$5,715**

**\$9,918**

**\$37,954**

AVG HOUSEHOLD  
CONSUMER SPENDING -  
ENTERTAINMENT,  
HOBBIES & PETS  
(5 MI)

AVG HOUSEHOLD  
CONSUMER  
SPENDING - FOOD &  
ALC (5 MI)

AVG HOUSEHOLD  
CONSUMER  
SPENDING - TOTAL  
SPENDING (5 MI)



## LITTLETON, CO

### SUMMARY

Downtown Littleton is a thriving community with local shops, galleries, and community events. Residents enjoy quick access to Downtown Denver via I-25 or the RTD D Line light rail, while I-70 provides an easy route to mountain recreation. For businesses, the city offers meaningful support through its Economic Partnership Incentive Policy. The 2024 Revitalization Incentive Grant covers up to 50% of eligible upgrades like exterior upgrades and landscaping, and the Retail Development Incentive provides tax reimbursements to new expanding retailers. Littleton's mix of historic charm, strong connectivity, and economic support makes the city stand out as a smart place to live, invest, and grow.

Sources: CoStar & DataUSA.io



# DISCLAIMER

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 2505 West Alamo Avenue located in Littleton, Colorado, 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 in 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.



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