

# FOR SALE OR LEASE

8340 SANGRE DE CRISTO RD, LITTLETON, CO 80127



## LITTLETON MEDICAL ARTS BUILDING



### PROPERTY DETAILS

|                 |                           |
|-----------------|---------------------------|
| LIST PRICE:     | \$3,200,000 (\$166.26/SF) |
| LEASE RATE:     | CONTACT BROKER            |
| BUILDING TYPE:  | OFFICE/MEDICAL            |
| BUILDING SIZE:  | 19,247 SF                 |
| AVAILABLE SF:   | 174 - 8,556 SF            |
| LOT SIZE:       | 2.14 AC/93,218 SF         |
| PARKING:        | 86 SPACES                 |
| ZONING:         | P-D                       |
| YOC/RENOVATED   | 1977/2023                 |
| PROPERTY TAXES: | \$91,283.16 (2025)        |

### PROPERTY HIGHLIGHTS



LOCATED NEAR MAJOR  
MEDICAL FACILITIES



EFFICIENT PARKING FOR  
PATIENTS



IDEAL FOR AN OWNER-USER  
SEEKING ADDITIONAL INCOME



TERRIFIC SMALL  
OFFICE OWNERSHIP  
OPPORTUNITY



QUICK ACCESS TO I-470  
MAKING TRAVEL AROUND  
THE DENVER METRO  
REGION EASY



PRIVATE  
ENTRANCE



ABUNDANT RETAIL  
AMENITIES WITHIN  
1 MILE

### FOR MORE INFORMATION, PLEASE CONTACT

**GREG TITUS**

*VICE PRESIDENT*

303.962.9540

GTITUS@PINNACLAREA.COM

**RC MYLES, CCIM, SIOR**

*PRINCIPAL, SENIOR LEADERSHIP*

303.947.7850

RCMYLES@PINNACLAREA.COM

**CRAIG MYLES, SIOR**

*VICE PRESIDENT*

303.570.9641

CMYLES@PINNACLAREA.COM

**JOE OWSTON**

*ASSOCIATE ADVISOR*

303.396.2663

JOWSTON@PINNACLAREA.COM

**KIANNA STARIN**

*ASSOCIATE ADVISOR*

720.638.5417

KSTARIN@PINNACLAREA.COM

# OFFERING OVERVIEW

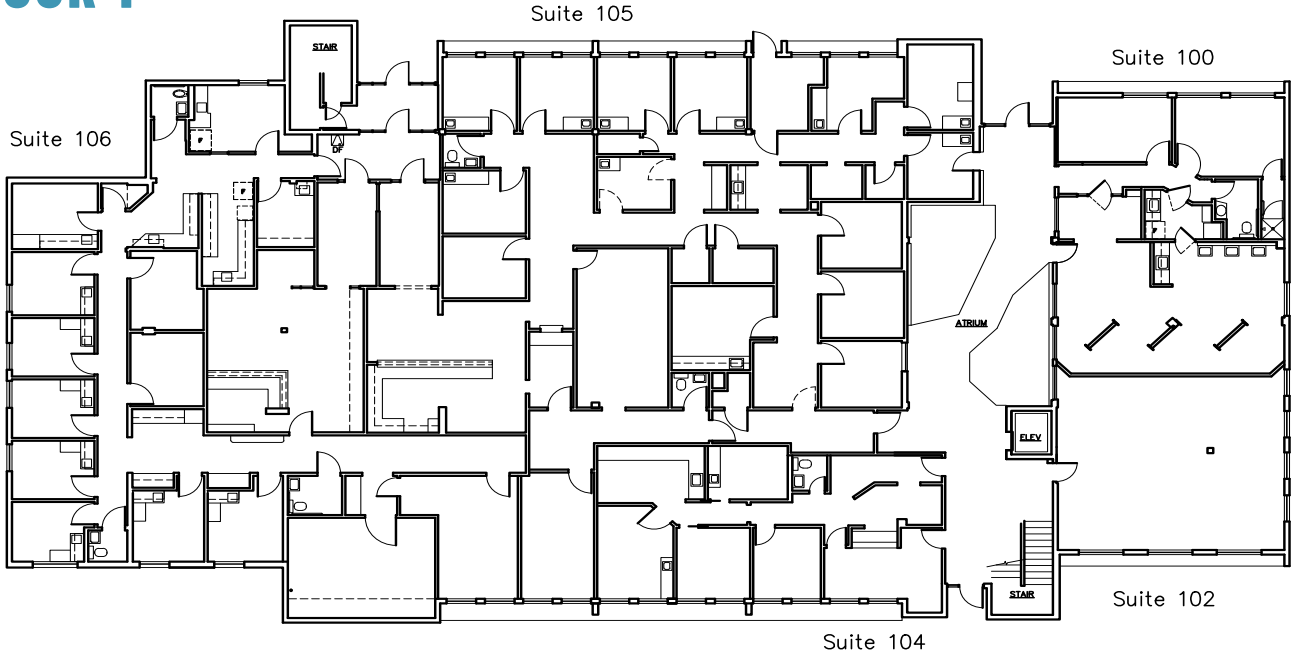
**PINNACLE REAL ESTATE ADVISORS, AS THE EXCLUSIVE REPRESENTATIVE OF THE SELLER, IS PLEASED TO PRESENT THIS OFFICE/ MEDICAL OFFICE PROPERTY LOCATED IN LITTLETON, COLORADO.**

8340 Sangre de Cristo Rd, known as the Littleton Medical Arts Building, is an office/medical office property in southwest Littleton's Ken Carryl corridor. The property is well suited for outpatient and specialty medical users seeking an accessible suburban location with ample parking and strong surrounding demographics. Positioned near C-470, the property benefits from its convenient access to surrounding healthcare anchors like AdventHealth Littleton and UC Health Highlands Ranch. Situated in the steady and established Littleton submarket, the property provides a more accessible, lower-density alternative to busier urban medical areas while keeping patients and providers closely connected to the broader South Metro healthcare network.

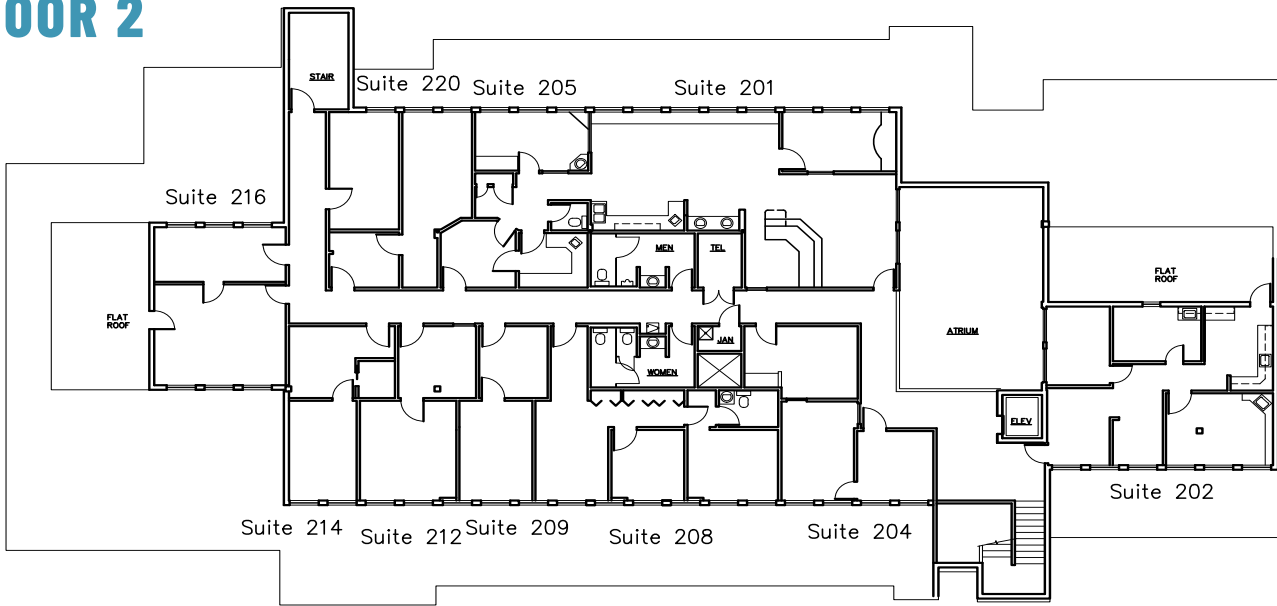


# FLOOR PLANS

## FLOOR 1



## FLOOR 2





**8340 SANGRE DE CRISTO**

**Advent Health**  
Littleton

**uhealth**  
HIGHLANDS RANCH

|                      | 1 MILE    | 5 MILES   | 10 MILES  |
|----------------------|-----------|-----------|-----------|
| POPULATION           | 12,178    | 137,068   | 528,244   |
| AVG HOUSEHOLD INCOME | \$122,338 | \$136,262 | \$126,061 |
| MEDIAN HOME VALUE    | \$499,393 | \$594,740 | \$576,003 |



**FOR MORE INFORMATION, PLEASE CONTACT**

**GREG TITUS**  
VICE PRESIDENT  
303.962.9540  
GTITUS@PINNACLEREA.COM

**RC MYLES, CCIM, SIOR**  
PRINCIPAL, SENIOR LEADERSHIP  
303.947.7850  
RCMYLES@PINNACLEREA.COM

**CRAIG MYLES, SIOR**  
VICE PRESIDENT  
303.570.9641  
CMYLES@PINNACLEREA.COM

**JOE OWSTON**  
ASSOCIATE ADVISOR  
303.396.2663  
JOWSTON@PINNACLEREA.COM

**KIANNA STARIN**  
ASSOCIATE ADVISOR  
720.638.5417  
KSTARIN@PINNACLEREA.COM

