

739 W LITTLETON BLVD

Littleton, CO 80120



2,000 SF OFFICE
BUILDING FOR SALE

MARK PYMS

Broker/Owner

O: (303)-966-0690 | C: (720)-318-9454

Mark@pcgcre.com

PROPERTY SUMMARY



PROPERTY DESCRIPTION

Exceptional opportunity to own a well-located professional office or retail building in the heart of Littleton. Positioned on highly visible West Littleton Boulevard, the property offers excellent accessibility, on-site parking, and convenient access to Downtown Littleton, RTD Light Rail, Santa Fe Drive (US-85), and C-470.

Ideal for an owner-user or investor, the building features a flexible office layout suited for professional, medical, legal, financial, or other service-oriented uses. Surrounded by restaurants, retail, and civic amenities, this prime location provides outstanding convenience for both employees and clients.

OFFERING SUMMARY

Sale Price:	\$820,000
Lot Size:	9,250 SF
Building Size:	2,000 SF
Parking Spaces	11
Est. Taxes	\$12,325

DEMOGRAPHICS	0.25 MILES	0.5 MILES	1 MILE
Total Households	754	2,448	7,574
Total Population	1,712	5,864	16,086
Average HH Income	\$81,102	\$89,152	\$92,834

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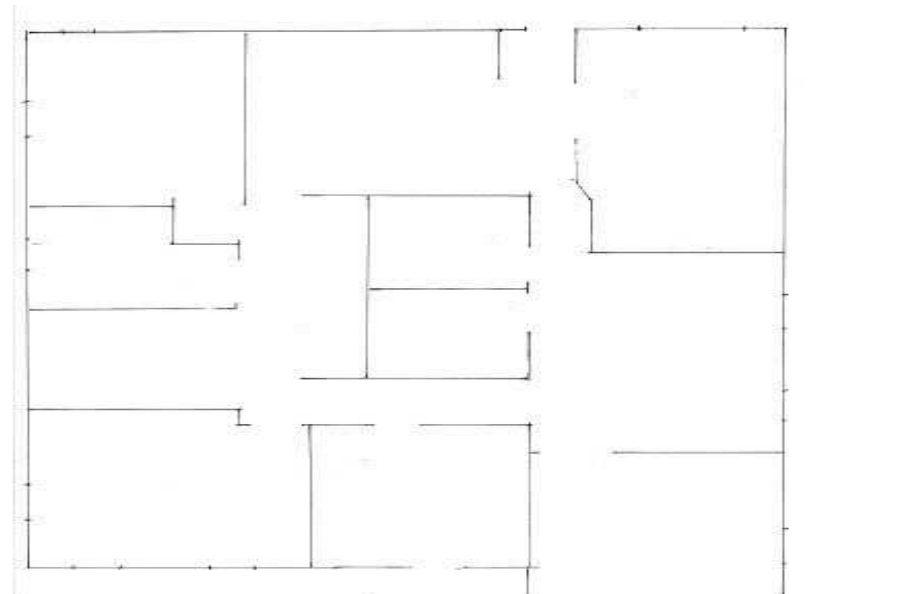
Broker/Owner

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ADDITIONAL PHOTOS



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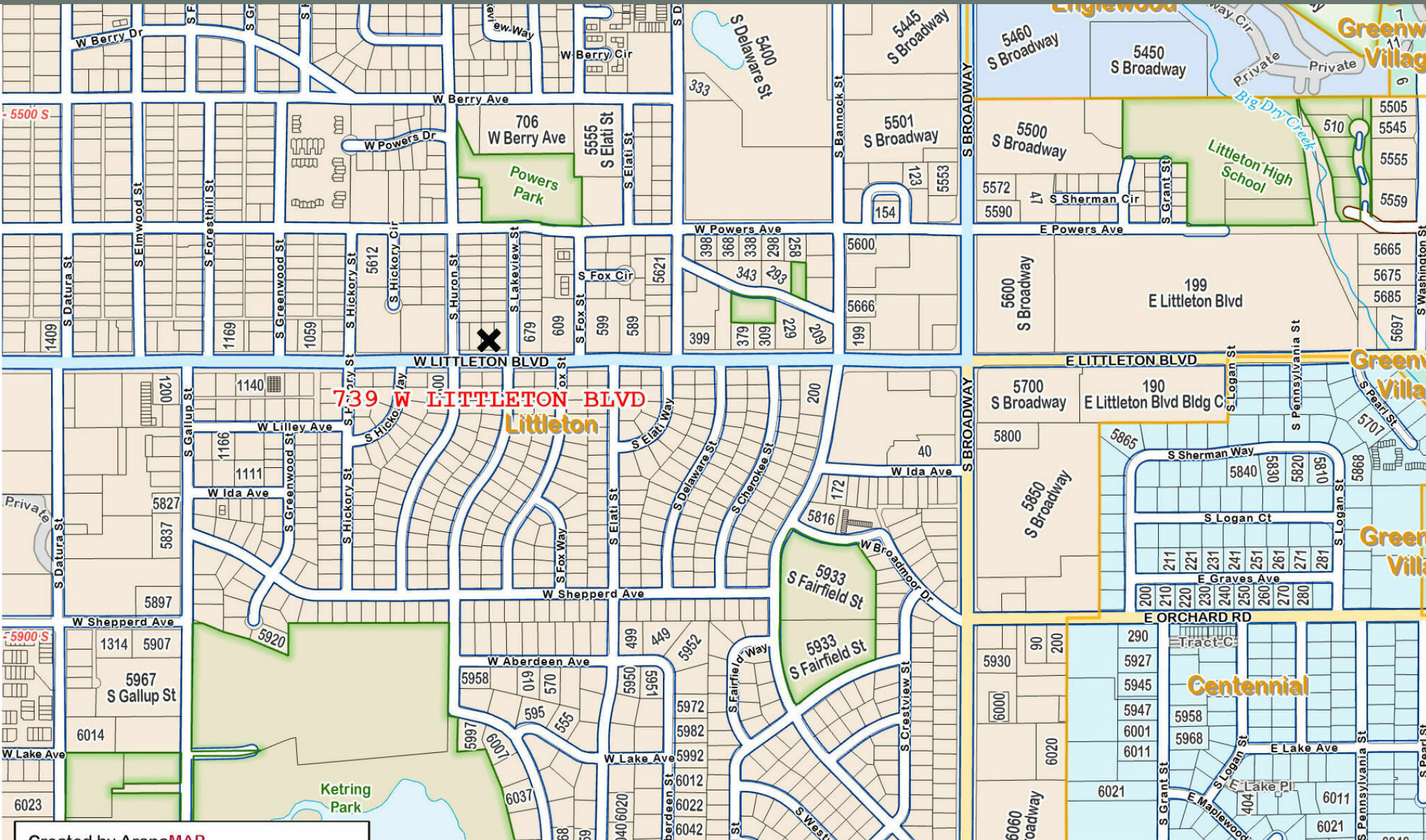
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LOCATION INFORMATION

Section 1





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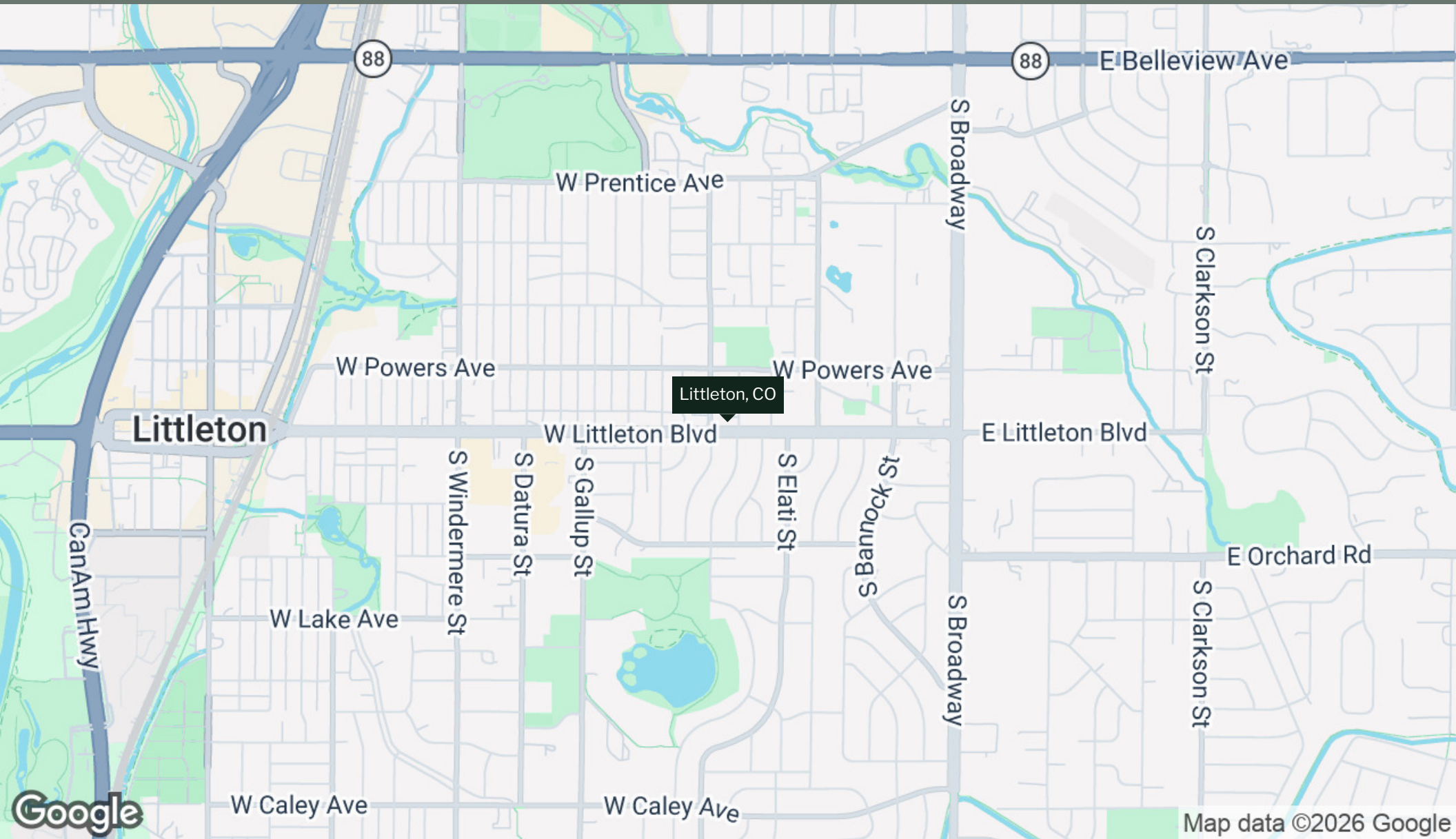
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REGIONAL MAP



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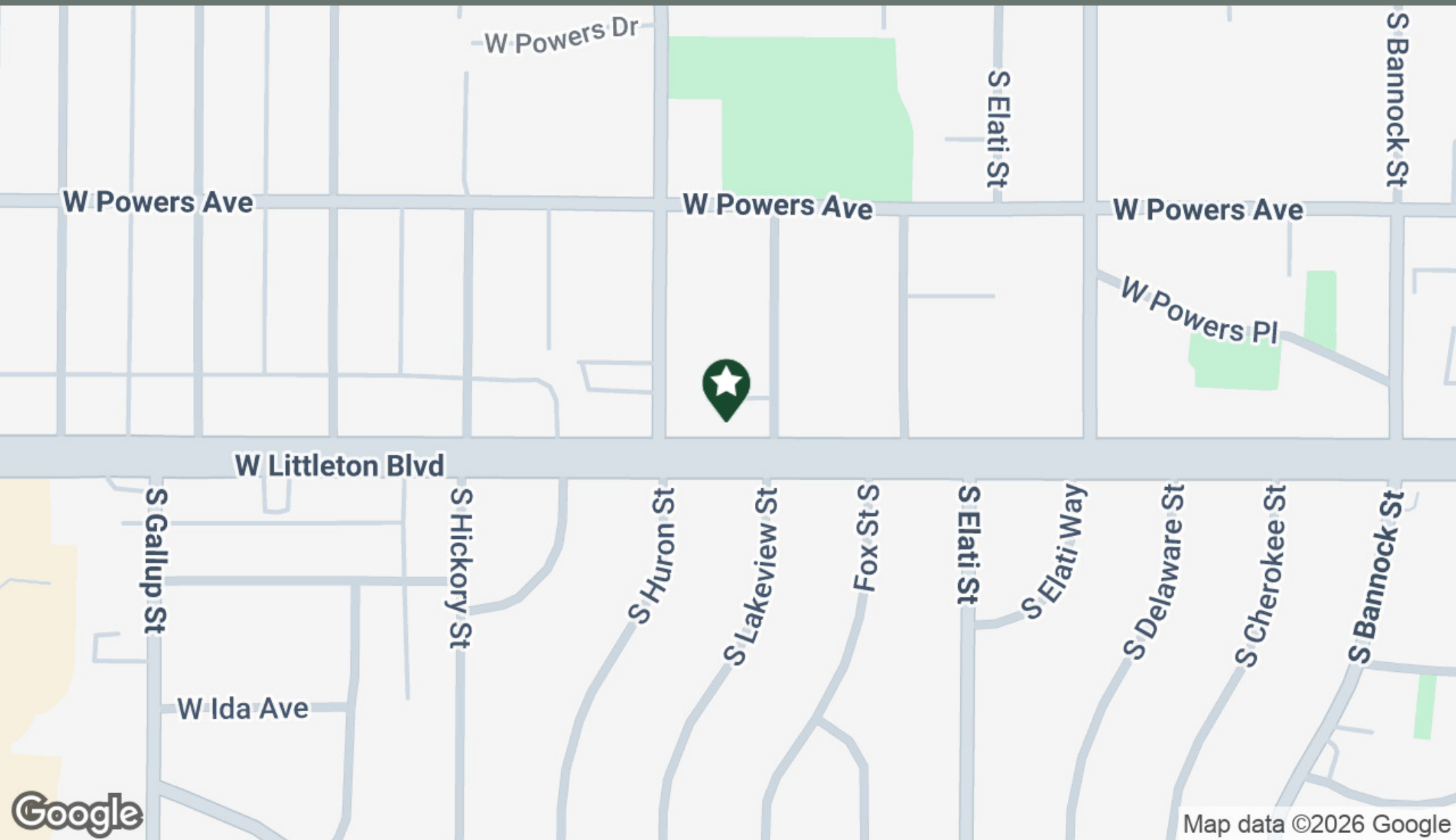
Broker/Owner

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LOCATION MAP



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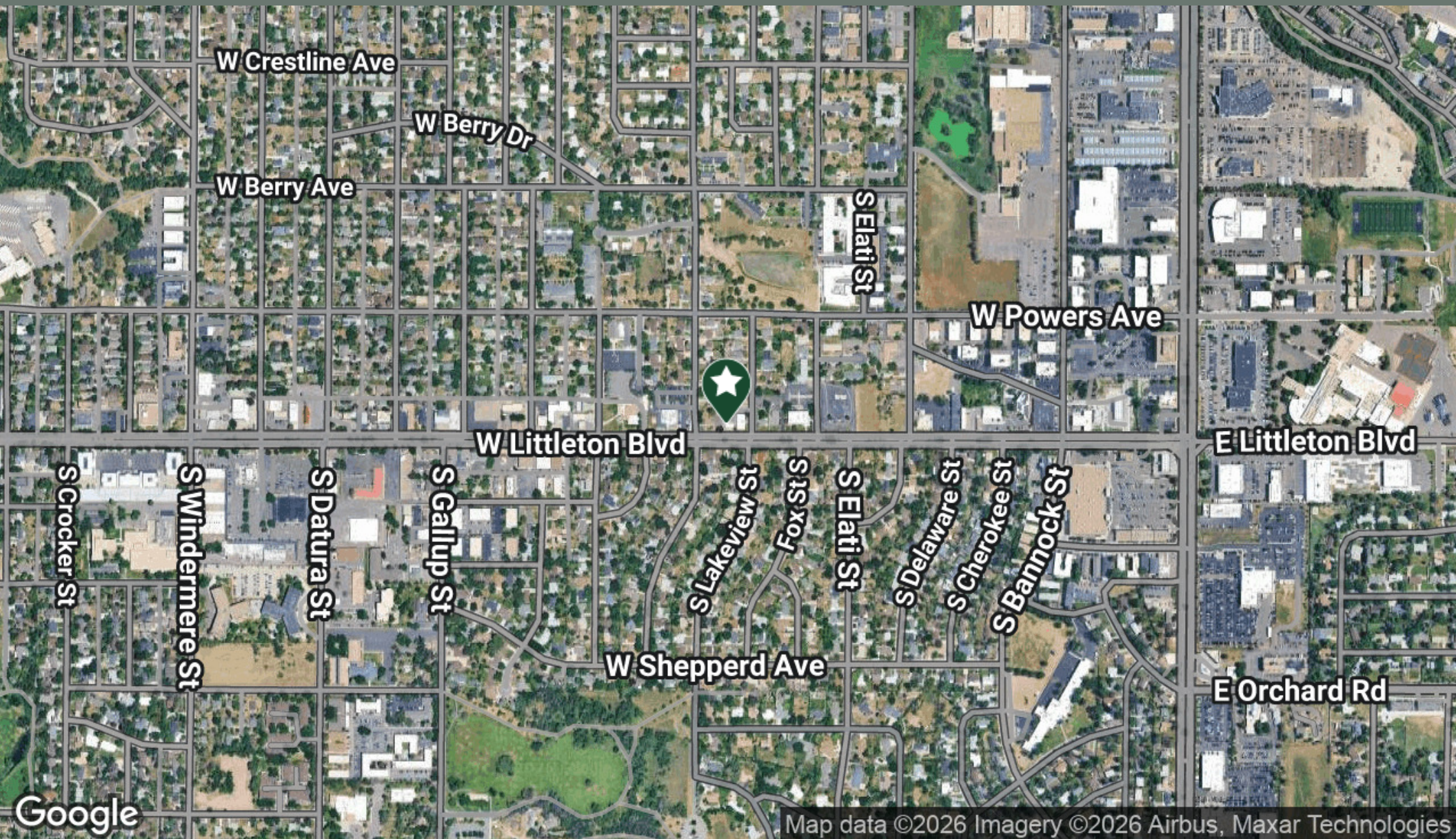
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AERIAL MAP



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SALE COMPS

1



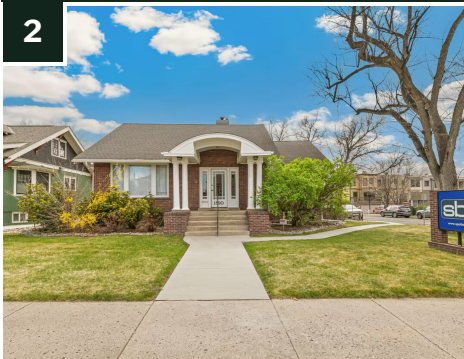
5599 S RIO GRANDE ST

Littleton, CO 80120

Price:	\$1,600,000	Bldg Size:	3,500 SF
Year Built:	1958	Price/SF:	\$457.14



2



1890 W LITTLETON BLVD

Littleton, CO 80120

Price:	\$1,250,000	Bldg Size:	3,018 SF
Year Built:	1926	Price/SF:	\$414.18



3



595 W BELLVIEW AVE

Englewood, CO 80110

Price:	\$0	Bldg Size:	2,776 SF
Year Built:	1955	Price/SF:	\$0.00



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SALE COMPS

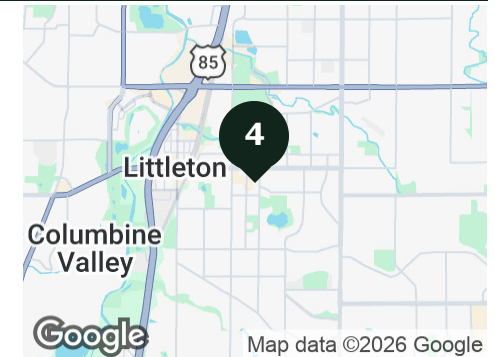
4



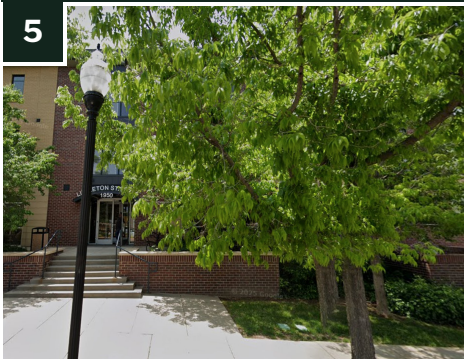
5827 S GALLUP STREET

Littleton, CO 80120

Price:	\$788,500	Bldg Size:	2,080 SF
Year Built:	1973	Price/SF:	\$379.09



5



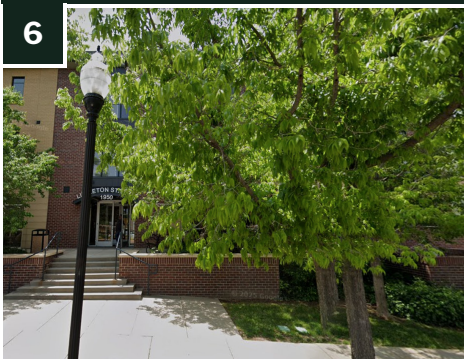
1950 W LITTLETON BLVD STE. 109

Littleton, CO 80120

Price:	\$716,094	Bldg Size:	1,756 SF
Year Built:	2007	Price/SF:	\$407.80



6



1950 W LITTLETON BLVD STE. 105

Littleton, CO 80120

Price:	\$560,000	Bldg Size:	1,467 SF
Year Built:	2007	Price/SF:	\$381.73



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SALE COMPS

7



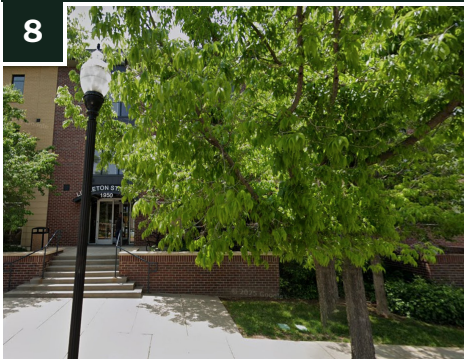
1399 W LITTLETON BLVD

Littleton, CO 80120

Price:	\$480,000	Bldg Size:	1,297 SF
Year Built:	1951	Price/SF:	\$370.08



8



1950 W LITTLETON BLVD STE 111

Littleton, CO 80120

Price:	\$415,000	Bldg Size:	1,112 SF
Year Built:	2007	Price/SF:	\$373.20



9



867 & 907 W POWERS AVE

Littleton, CO 80120

Price:	\$1,200,000	Lot Size:	39,204 SF
Price/SF:	\$30.61		



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SALE COMPS MAP & SUMMARY

★ 739 W LITTLETON BLVD

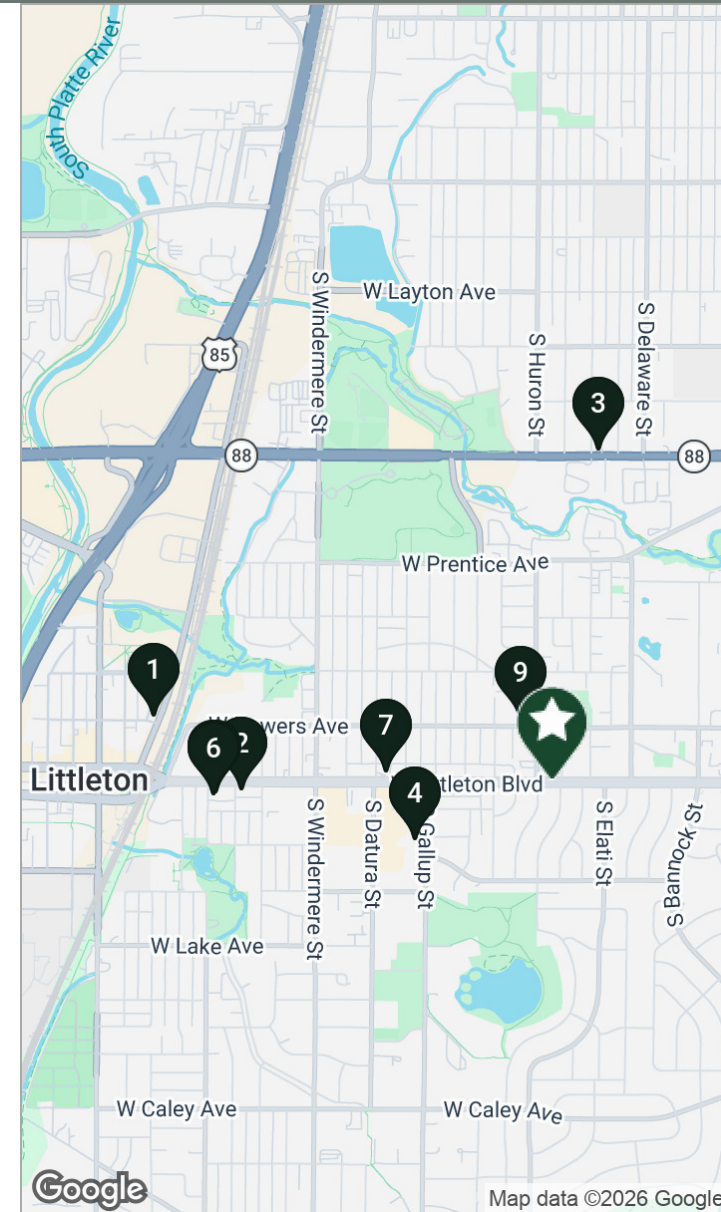
Littleton, CO

Price \$820,000

Bldg Size 2,000 SF

Price/SF \$410.00

	NAME/ADDRESS	PRICE	BLDG SIZE	PRICE/SF
1	5599 S Rio Grande St Littleton, CO 80120	\$1,600,000	3,500 SF	\$457.14
2	1890 W Littleton Blvd Littleton, CO 80120	\$1,250,000	3,018 SF	\$414.18
3	595 W Bellview Ave Englewood, CO 80110	\$0	2,776 SF	\$0.00
4	5827 S Gallup Street Littleton, CO 80120	\$788,500	2,080 SF	\$379.09
5	1950 W Littleton Blvd Ste. 109 Littleton, CO 80120	\$716,094	1,756 SF	\$407.80
6	1950 W Littleton Blvd Ste. 105 Littleton, CO 80120	\$560,000	1,467 SF	\$381.73
7	1399 W Littleton Blvd Littleton, CO 80120	\$480,000	1,297 SF	\$370.08
8	1950 W Littleton Blvd ste 111 Littleton, CO 80120	\$415,000	1,112 SF	\$373.20
9	867 & 907 W Powers Ave Littleton, CO 80120	\$1,200,000	-	\$30.61
AVERAGES		\$778,844	2,126 SF	\$312.65



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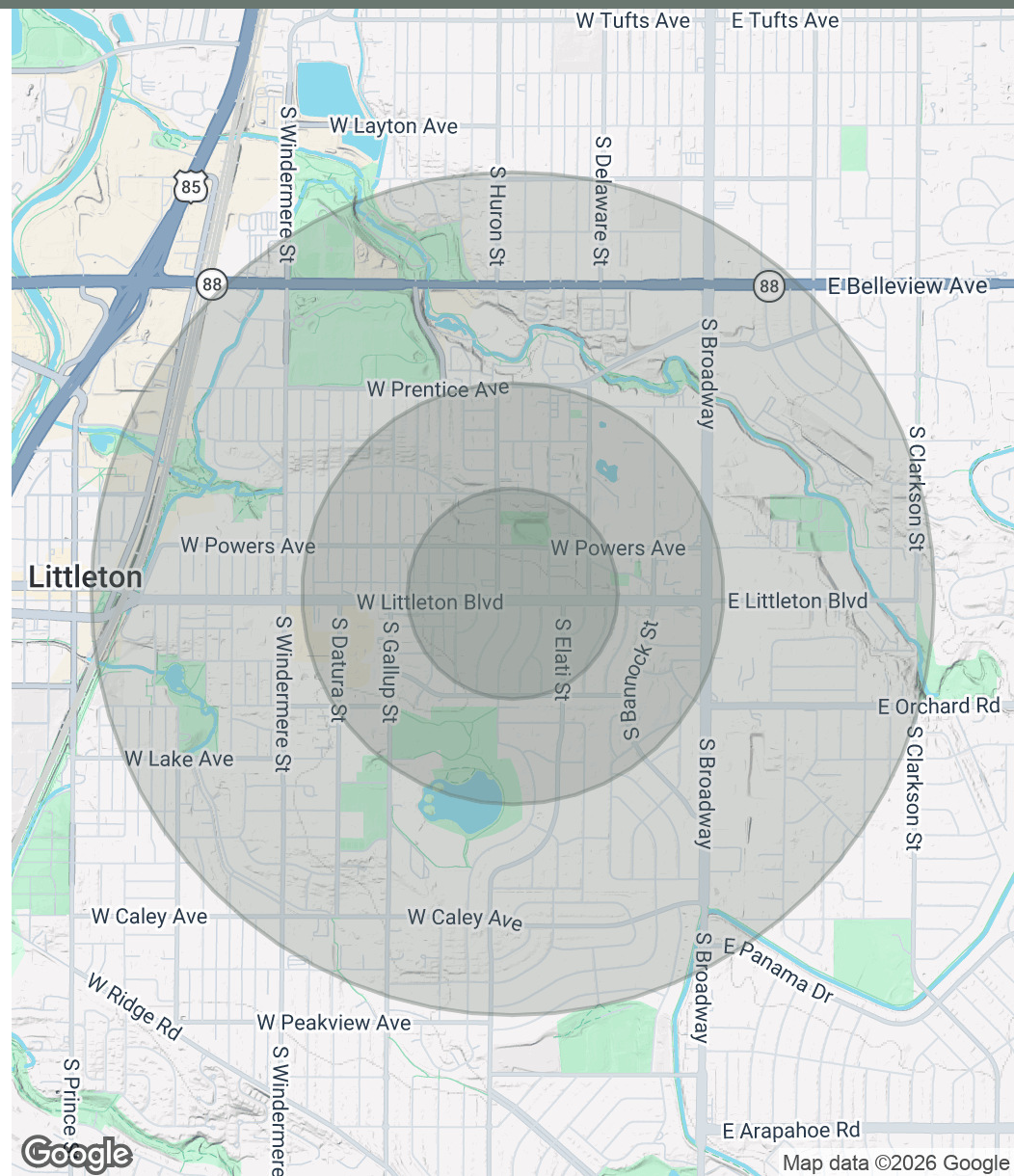


DEMOGRAPHICS MAP & REPORT

POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	1,712	5,864	16,086
Average Age	36.8	36.6	38.8
Average Age (Male)	34.6	35.1	37.4
Average Age (Female)	41.6	40.4	41.5

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	754	2,448	7,574
# of Persons per HH	2.3	2.4	2.1
Average HH Income	\$81,102	\$89,152	\$92,834
Average House Value	\$495,609	\$489,483	\$534,083

2023 American Community Survey (ACS)



MARK PYMS

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ADVISOR BIO 1



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PROFESSIONAL BACKGROUND

Mark Pyms embarked on his professional journey in 1984 with his family business, where he honed his skills in Commercial Brokerage/Investments and client relationships. In 1991, Mark moved to Colorado and joined Moore Commercial, where he successfully brokered and leased commercial properties until 1996. His career took a significant step forward when he joined the first Commercial Only RE/MAX, where he dedicated over 26 years, establishing himself as a leader in the commercial real estate industry.

During his tenure as a Commercial Broker, he also took his entrepreneurial spirit and in 2001 opened Panorama Property Management with his current business partner. Demonstrating his vision for growth, Mark created Panorama's Brokerage Arm in 2021, adding another successful chapter to his career.

Mark is known for his strategic thinking, leadership, and deep expertise in commercial real estate and property management. His decades of experience and commitment to excellence have made him a trusted name in the industry.

Beyond his professional accomplishments, Mark is passionate about fishing, waterfowl hunting and other community activities. His blend of experience, innovation, and integrity continues to inspire colleagues and clients alike.

Panorama Commercial Group

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