



**ZALL**  
COMMERCIAL  
REAL ESTATE

**12634 W. Indore Place**  
Littleton, CO 80127

## TURNKEY FREESTANDING RESTAURANT



**FOR SALE: \$3,000,000**

- Occupancy: Vacant
- Building size: 5,093 SF
- Lot size: 0.9 acres
- Parking spaces: 57
- Walking distance to 3 national hotels
- Adjacent to Safeway Grocery Anchored Center
- Monument signage available
- Interior of the building and building utilities recently upgraded

### For leasing information, contact

**Kyle Framson**

Senior Vice President  
kframson@zallcompany.com  
303.947.0148

**Zach Albrecht**

Senior Vice President  
zalbrecht@zallcompany.com  
314.952.8104

This information has been obtained from sources believed reliable. We have not verified it and make no guarantee about it.

**ZALL COMPANY**  
2946 Larimer Street  
Denver, CO 80205  
zallcompany.com

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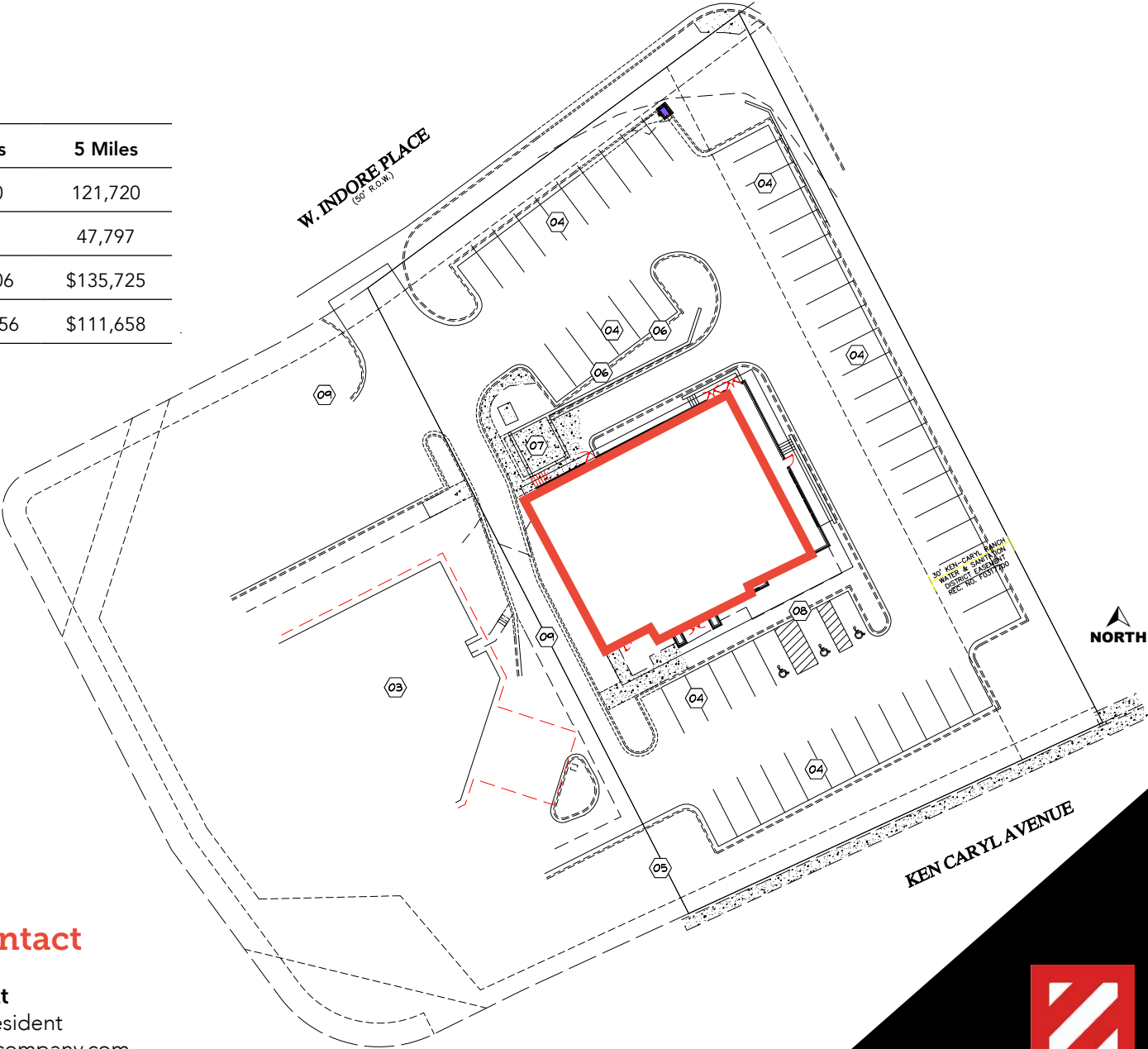
Littleton, CO 80127

## SITE PLAN

### Demographics

	1 Mile	3 Miles	5 Miles
2024 Population	5,489	58,690	121,720
2024 Households	2,302	22,921	47,797
2024 Avg. HH Income	\$141,650	\$140,406	\$135,725
2024 Med. HH Income	\$116,220	\$1116,356	\$111,658

Source: CoStar



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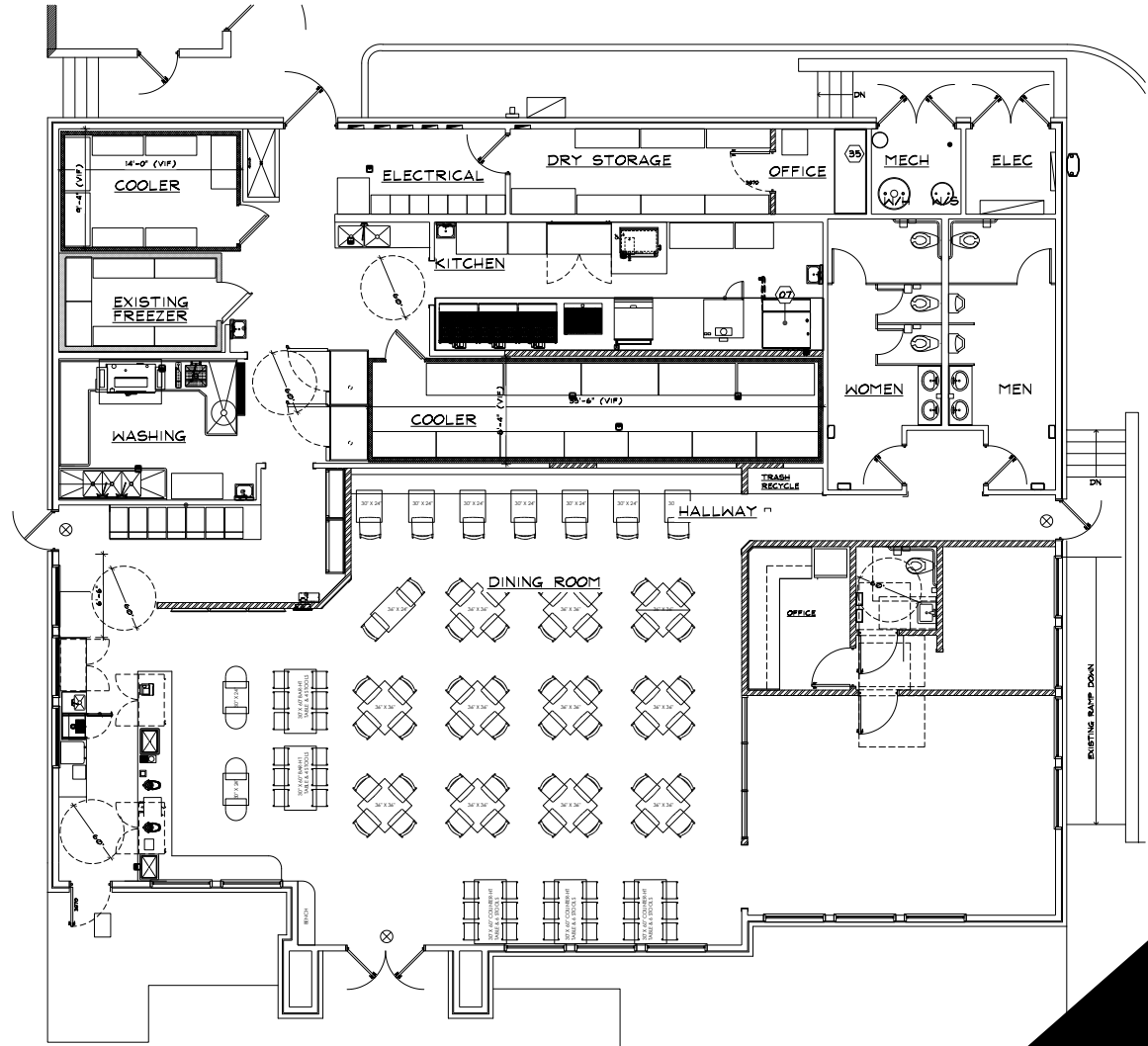
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## FLOOR PLAN



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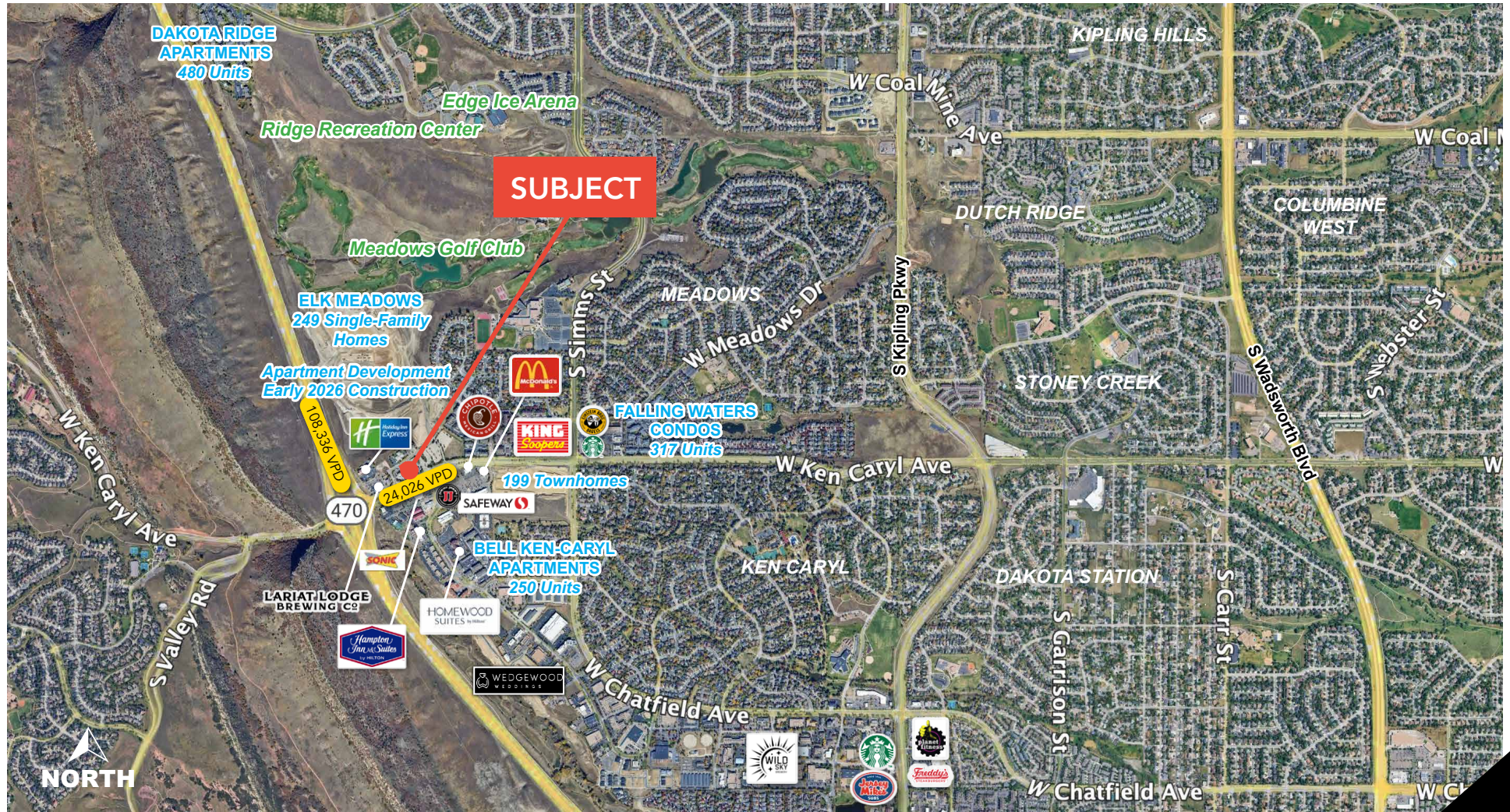


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