

navpoint

REAL ESTATE GROUP

Building Size: 16,257 RSF

Occupancy: 100.00%

Site Size: 1.299 Acres

Price: \$3,240,000

CAP Rate: 7.50%

NOI: \$243,007

Offering Summary

100% Leased Southpark Office Investment

The Crown Building

1510 West Canal Court | Littleton | Colorado



Offered Exclusively by:

navpoint

REAL ESTATE GROUP

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100% Leased Office Investment

The Crown Building

1510 West Canal Court | Littleton | Colorado

- 100% leased waterfront asset enjoys views of the McLellan Reservoir and the mountains to the southwest
- Strong tenant mix with excellent credit profiles
- Well located building in strong SW Denver sub market
- Building has been highly maintained and is in excellent physical condition
- Great South Park location with strong property values



POPULATION	1 Mile	3 Miles	5 Miles
2020 Projection	6,008	102,083	257,997
2015 Estimate	5,535	93,501	237,682
2010 Census	5,188	86,021	220,193
Growth 2015-2020	8.55%	9.18%	8.55%
Median Age	47.1	41.7	40.9
Average Age	43.7	39.8	39.4

HOUSEHOLDS	1 Mile	3 Miles	5 Miles
2020 Projection	2,771	39,707	100,199
2015 Estimate	2,560	36,396	92,358
Growth 2015-2020	8.24%	9.10%	8.49%
Average Household Size	2.1	2.6	2.6

HOUSEHOLD INCOME	1 Mile	3 Miles	5 Miles
Average Household Income	\$99,994	\$108,510	\$106,048
Median Household Income	\$78,376	\$89,716	\$85,398

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