

For Sale

Prime Corner Site in
Downtown Littleton



2686 W. Alamo Avenue

Littleton, Colorado 80120

Property Overview

- 4,000 SF retail/office building for sale on prime corner lot in desirable Downtown Littleton
- Great opportunity as a revenue producing investment or high density redevelopment project
- CA Central Area Multiple Use District zoning allows for a wide variety of high density mixed uses
- Strong area population growth and demographics
- Close proximity to Littleton RTD Light Rail Station, dining & shopping on Main Street, and the Littles Creek Trail

Sale Price: \$1,750,000 (\$93.43/SF)

Property Facts

Building SF:	4,000 SF
Lot Size:	0.43 AC (18,730 SF)
Zoning:	Multiple Use District
Taxes (2018):	\$12,031.32

For more information:

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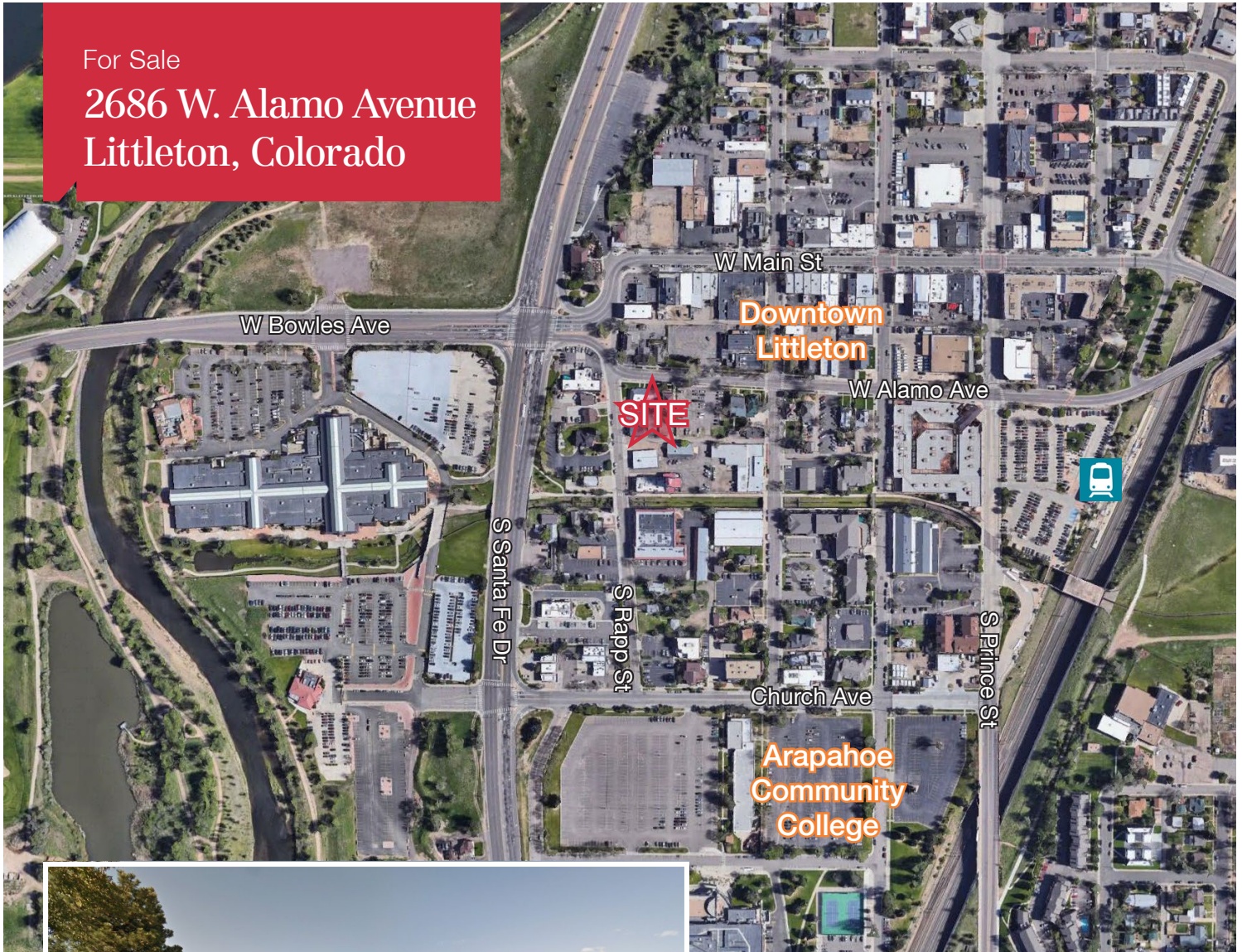
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Traffic Counts

Daily Volume

S Rapp St @ W Alamo Ave 10,000

W Church Ave @ S Santa Fe Dr 56,000

S Rapp St @ W Main St 12,000

*Source: LandVision

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Demographics

	1 Mile	3 Mile	5 Mile
Population	11,659	97,797	300,356
Average Household Income	\$66,874	\$107,041	\$113,249
Daytime Employees	7,238	42,725	110,808

*Source: LandVision

