

LAND OFFICE INDUSTRIAL RETAIL INVESTMENTS

SW DENVER OFFICE INVESTMENT FOR SALE

6901 S. Pierce Street, Littleton, Colorado



www.FullerRE.com



Building:	50,403± SF	For Sale:	\$6,000,000
Occupancy:	88%	Gross Income:	\$804,436
YOC:	1984	Expenses:	\$401,838
CAP Rate:	6.71%	NOI:	\$402,598

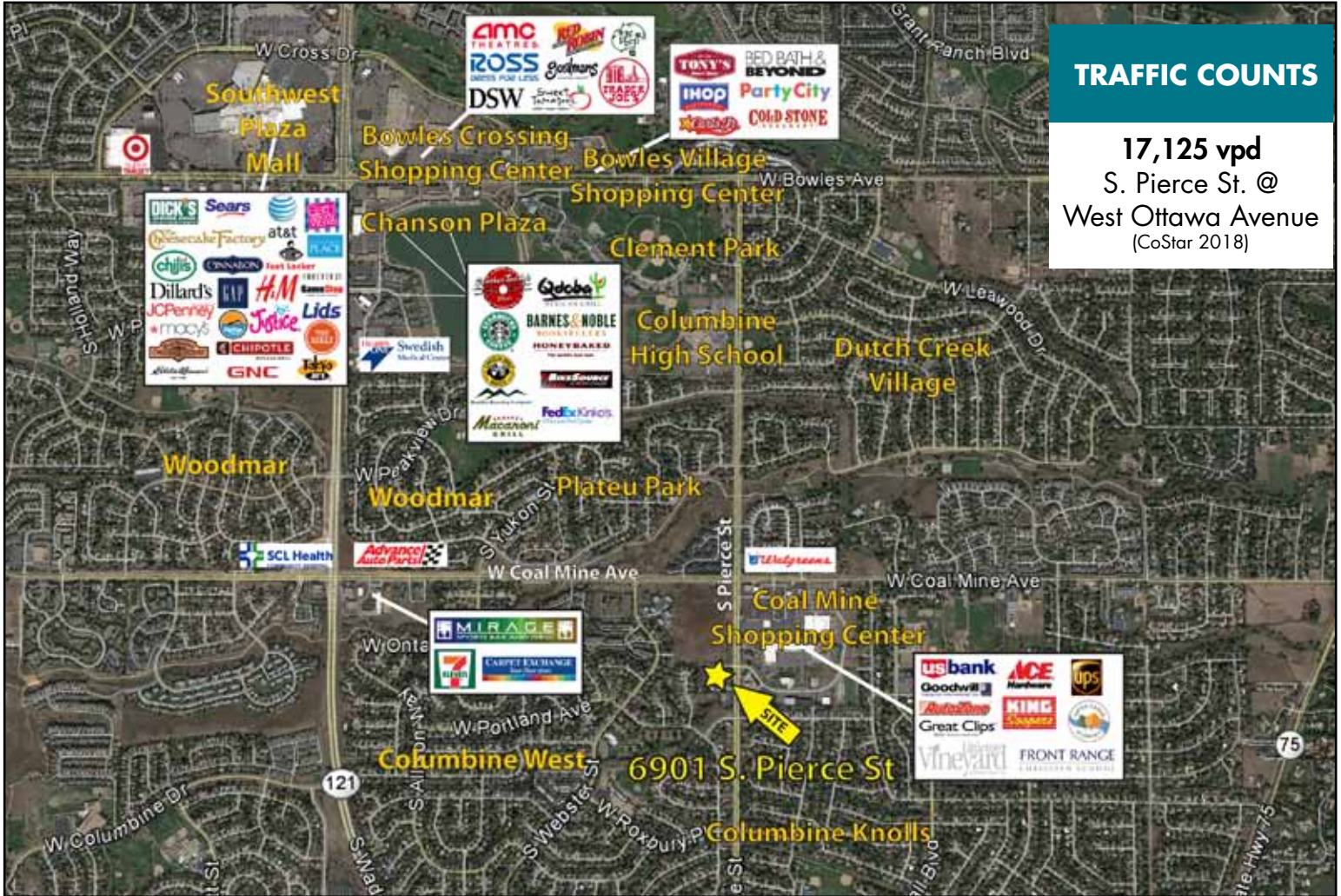
The Columbine Valley Office Building is a handsome, well maintained multi-tenant office building located in Littleton, Colorado. Built in 1984, it offers a quite setting with beautiful views of the city and mountains. This three story building is 86% leased to 26 tenants with only two tenants greater than 3,000 SF. Parking is plentiful and there is a monument sign, as well as two building signs. This property offers great potential.

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Fuller Real Estate
(303) 534-4822

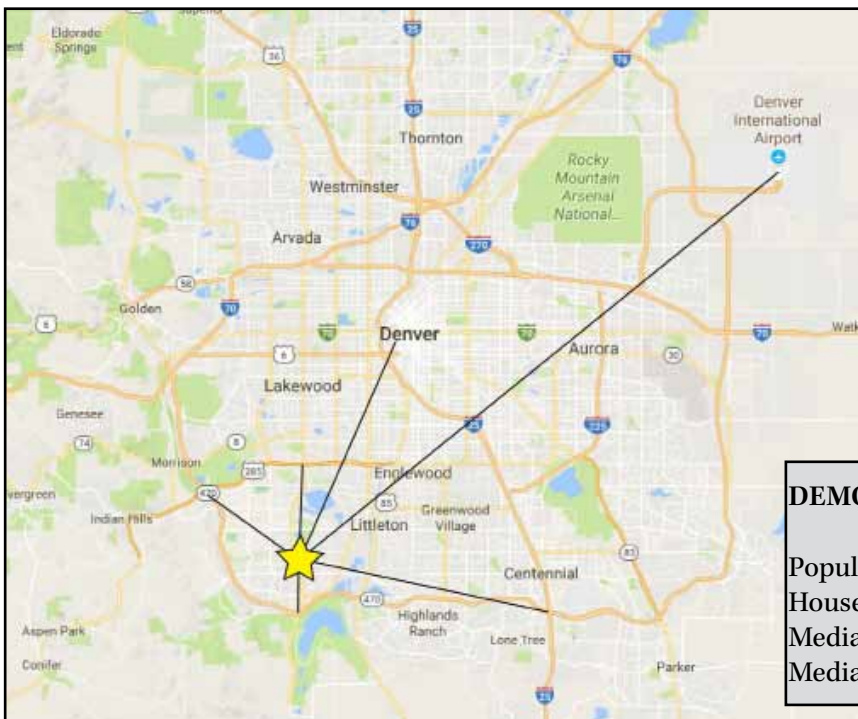
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TRAFFIC COUNTS

17,125 vpd
S. Pierce St. @
West Ottawa Avenue
(CoStar 2018)



TRAVEL DISTANCES
(Straight Line)

- E-470 2.8 miles
- Hampden Ave. 4 miles
- I-25 / C-470 11.15 miles
- Hampden / C-470 5.75 miles
- Downtown 10.5 miles
- DIA 27.75 miles

DEMOGRAPHICS:	1 Mile	3 Miles	5 Miles
Population:	13,081	93,355	230,865
Households:	4,956	37,440	93,116
Median HH Income:	\$90,853	\$88,037	\$78,535
Median Age:	43.30	40.90	39.30