LAND OFFICE INDUSTRIAL RETAIL INVESTMENTS

Littleton Investment Property

9895 W. Remington Place, Littleton, CO 80128





PROPERTY INFORMATION

Building Size: 8,391± SF

Lot Size: 40,134± SF

YOC: 2003

Parking: 25 Spaces

NOI: \$212,763

Cap Rate: 7.88%

For Sale: \$2,700,000

PROPERTY NARRATIVE

Located just off this busy S. Kipling St. retail district, this investment property is listed at a 7.88 Cap Rate based on income and expenses for 2024. There are two tenants in this 8,391 SF building; Pinon Family Practice Professional LLP and Christuman Church. Pinon occupies 6,531 SF and has a lease terminating on 08/31/2030 with annual base rent increases of 3%. They have a NNN lease. Christuman occupies 1,600 SF and has a lease terminating on 06/30/2027. Their lease is a full service lease. Please feel free to contact broker for detailed information. Pinon has been in the building since 2010 with a well-established practice. Christuman Church has been in the building since 2022 and recently extended their lease. Includes large back yard and amenities for employees.

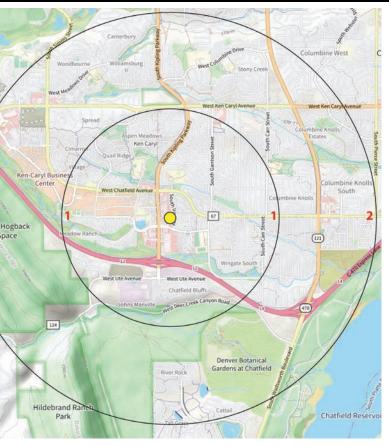
Fuller Real Estate (303) 534-4822 www.FullerRE.com

Brokerage Disclosure to Tenant

Paul Roberts (720) 306-6029 direct (720) 260-7417 mobile PRoberts@FullerRE.com FULLER REAL ESTATE

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DEMOGRAPHICS		I Mile	3 Miles	5 Miles
	Population	12,347	60,144	133,744
	Households	5,168	23,188	52,857
\$	Median HH Income	\$97,959	\$112,364	\$111,794
	Median Age	42.10	43.10	43.40
	Traffic 24,093	vpd - S. Kipling P	kwy. @ W. Reming	ton Ave.
	Source: CoStar			

