

Littleton Investment Property

9895 W. Remington Place, Littleton, CO 80128

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PROPERTY INFORMATION

Building Size:	8,391± SF
Lot Size:	40,134± SF
YOC:	2003
Parking:	25 Spaces
NOI:	\$212,763
Cap Rate:	8.5%
For Sale:	\$2,500,000

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.

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**Brokerage Disclosure
to Buyer**

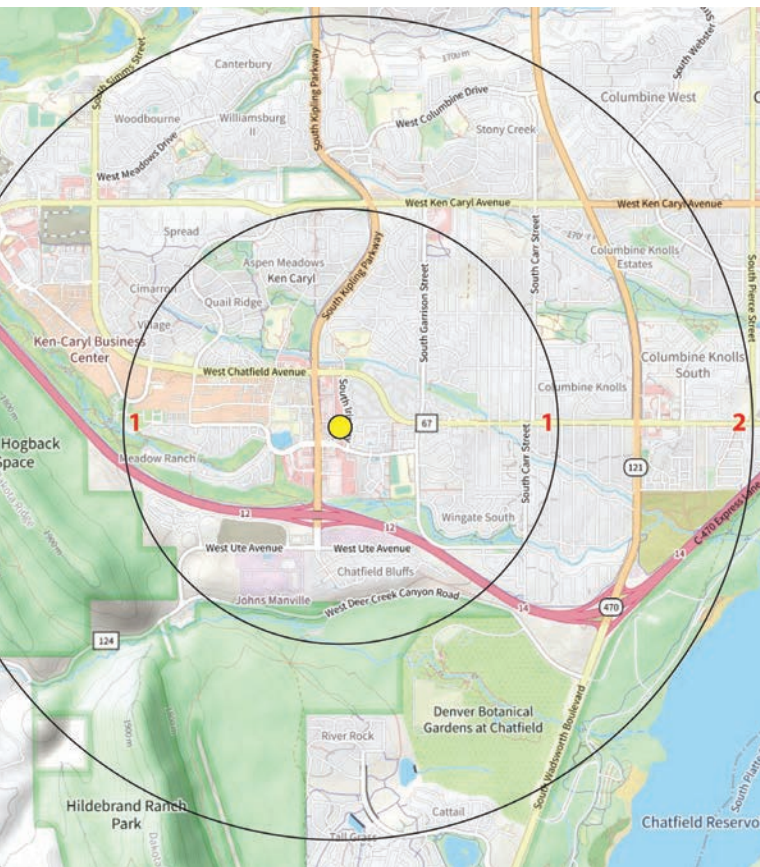
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DEMOGRAPHICS

	1 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 Pkwy. @ W. Remington Ave.		

Source: CoStar



The information in this brochure was provided to Fuller Real Estate (FRE) by the owner of the property. FRE has not independently verified this information. Buyers have been advised by FRE to investigate the property including, without limitation, the physical condition of the property, access, availability of utility services, zoning, environmental risks, and soil conditions.