

8340

SANGRE DE CRISTO RD
Littleton, CO 80127

\$3,240,000
SALE PRICE

LITTLETON MEDICAL
ARTS BUILDING



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PROPERTY SUMMARY



LOCATION

Address: 8340 Sangre De Cristo Rd
Littleton, CO 80127

County: Arapahoe

PROPERTY

Sale Price: \$3,240,000

Price / Building SF: \$158/SF

Rentable (RSF): 17,773

Building Size: 19,474 SF

Lot Size: 2.15 Acres

Cap Rate: 6.75%

Year of Construction: 1977

Zoning: PD, Littleton

Parking Spaces: 86 (4.84 / 1,000 RSF)

INVESTMENT HIGHLIGHTS

LONG TERM TENANTS

The Littleton Medical Arts Building has a historically low tenant turnover rate with 46% of the current occupied square footage having been in place since 2001.

LOWER INTEREST RATES

The Littleton Medical Arts Building is being offered free and clear of debt. This would allow an investor the chance to take advantage of the historically low interest rates and high leverage opportunities.



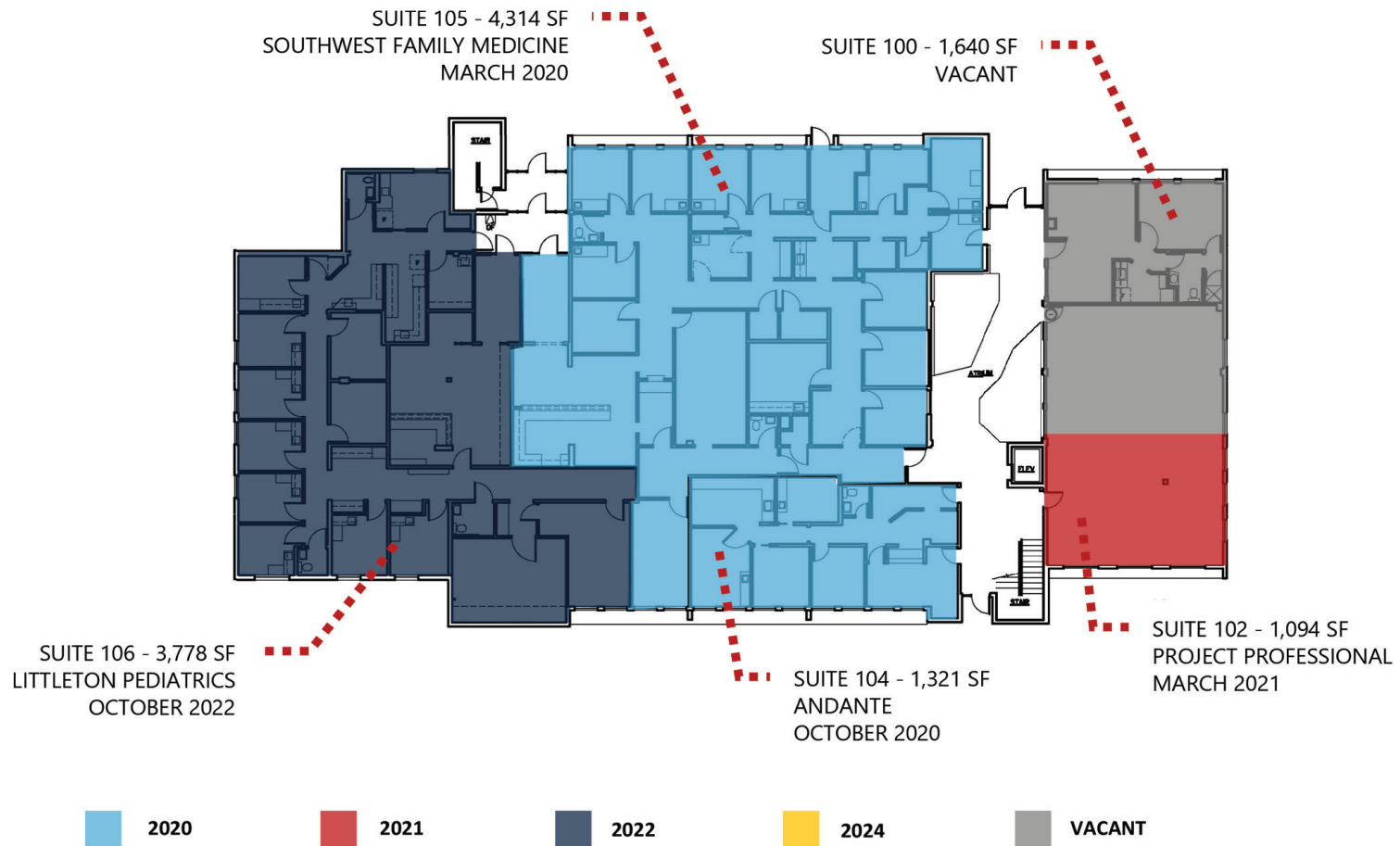
AMPLE PARKING

There are 86 parking spaces available for a ratio of 4.84 / 1,000 RSF with additional room for parking on the adjacent street. There are also four covered spots available. This is significantly higher than most of the buildings in the area.

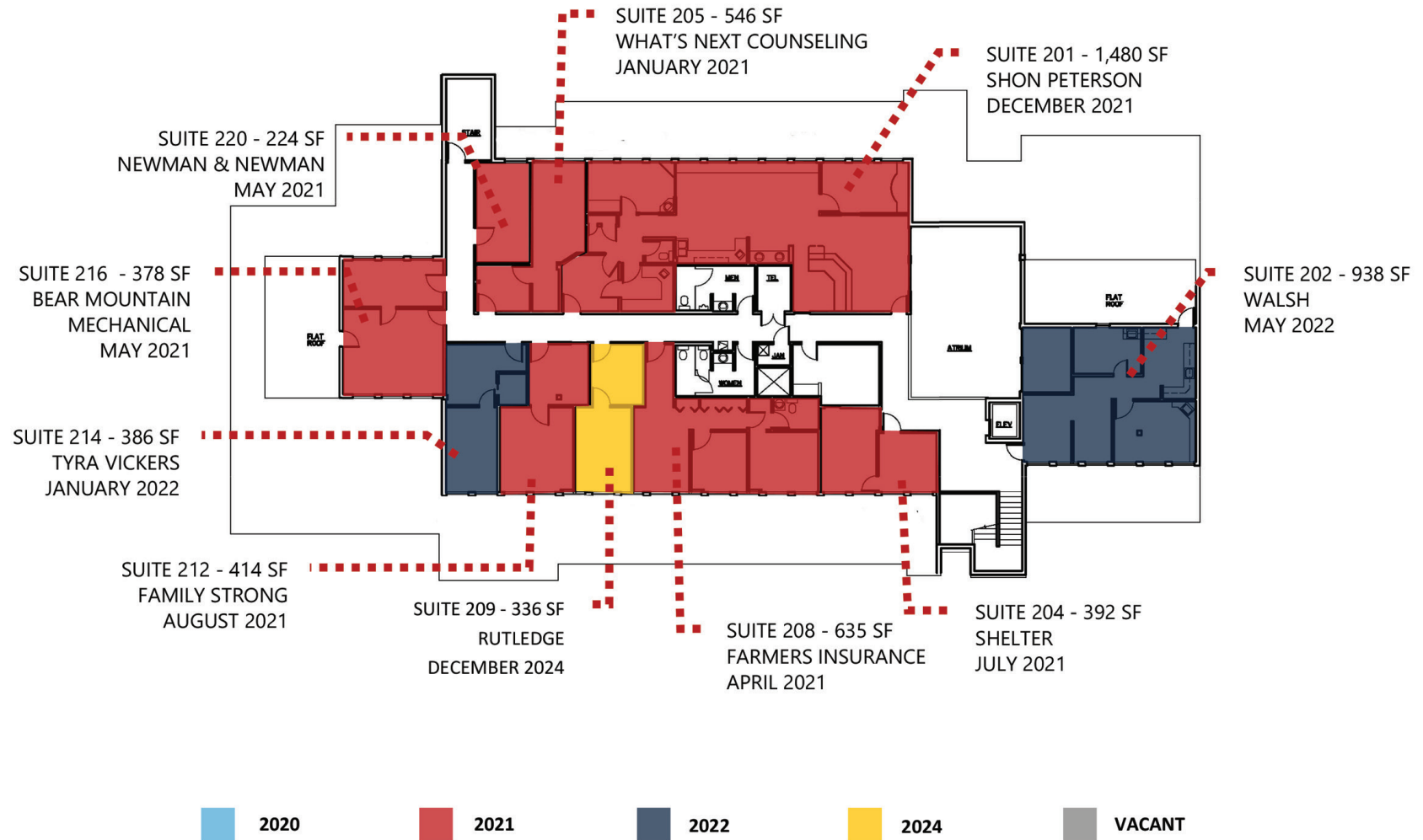
GREAT DEMOGRAPHICS

The Ken Caryl neighborhood has a highly educated population, with the average house hold income within a one mile radius of this property at \$110,000 and \$111,000 within three miles.

FLOOR PLAN



FLOOR PLAN



PROPERTY PHOTOS



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LITTLETON MEDICAL ARTS BUILDING

- SOUTHWEST FAMILY MEDICINE
Frank Rauzi, M.D.
Richard Glasser, M.D. 105
Marsha Phillips, MSN, CFNP, RN
 - LITTLETON PEDIATRICS at KEN CARYL
Robert G. Froehlke, M.D., FAAP
Tamera L. Nelson, M.D., FAAP
Lisa S. Haynes, M.D.
Linda Shimoda, CPNP 106
 - THE MORROW INSURANCE GROUP
Dominic & Desiree Morrow 205
 - BROOKE KISH, PH. D.
Clinical Psychologist 207
 - FAMILY STRONG COUNSELING
Rob Reynolds 212
 - ADVANCED TRANSPORTATION SYSTEMS, INC. 220
- South Entrance

EXCLUSIVE AGENTS

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