



FOR SALE

152 WEST

RAFFERTY GARDENS

Littleton, CO 80120

Turn-Key Automotive Service Center

Interior: service bays (western access, roll down door)



Interior: reception desk



Interior: customer waiting area

FOR SALE

STATE OF THE ART AUTOMOTIVE SERVICE CENTER ON SOUTH BROADWAY

LOCATION

152 W. Rafferty Gardens Ave, Littleton,CO,
80120
Arapahoe County

PROPERTY

Year Built: 2017
Building Size: 18,118 SF (9,059 SF per floor)
Land Size: 1.03 Acres
13 Commercial Lifts
17 Foot Clear Ceiling Height (First Floor)
45 Gated Secured Parking Spaces
Zoning: B-2
Taxes: \$3.70 PSF (Estimated)

SALE

Call for Pricing

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PROPERTY HIGHLIGHTS

152 W Rafferty Gardens Ave



Built in 2017 this modern state of the art two story service center sits on 1.03 acres directly off of Broadway in the heart of the automotive corridor. The building provides a ground floor customer waiting area, offices, restrooms and a vehicle repair service area of 7,654 square feet with 13 commercial lifts, an oil recycle room, floor drains with a drive thru design. Upstairs is an open floor plan of 8,786 useable square feet originally designed for offices but unbuilt which has elevator and stair access with full restrooms.

The exterior of the building is highly visible from Broadway and offers a gated secure lot with forty five (45) parking spaces. Commercial car carriers also have easy access off of Broadway.

This is great turn key opportunity for an existing dealership or new to market repair service center.

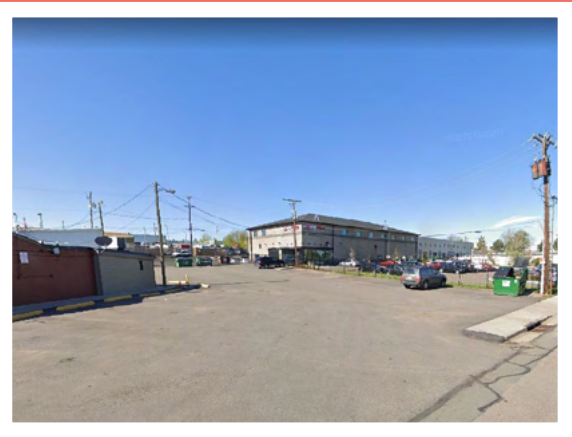
AERIAL



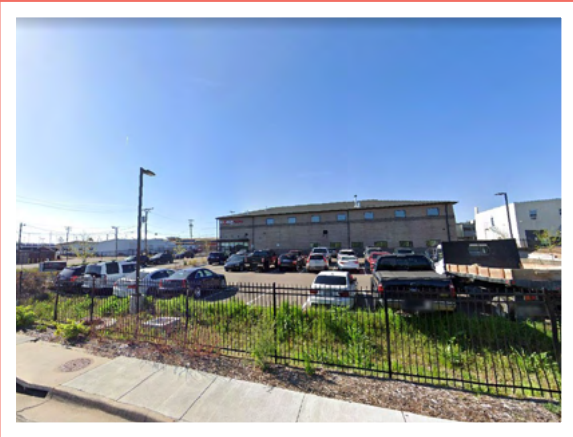
TRADE AERIAL



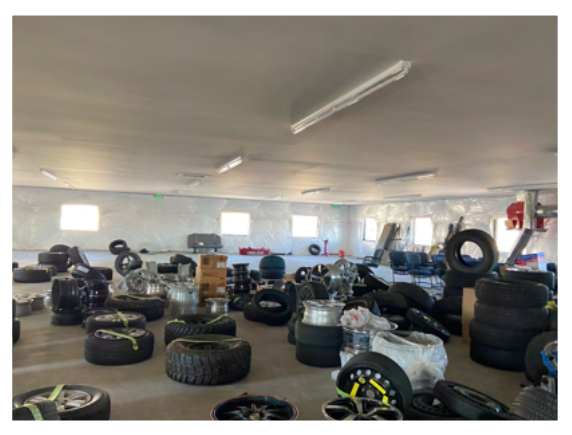
Property Photos



Exterior: Northeastern Elevation



Exterior: Northwestern Elevation



Interior: second floor office (unbuilt)



Interior: service bays

Demographics

	1 mile	3 miles	5 miles
Population			
2000 Population	15,572	92,577	262,401
2010 Population	15,322	89,746	265,343
2019 Population	16,208	98,836	295,417
2024 Population	16,885	104,264	313,836
2000-2010 Annual Rate	-0.16%	-0.31%	0.11%
2010-2019 Annual Rate	0.55%	0.95%	1.05%
2019-2024 Annual Rate	0.82%	1.08%	1.22%
2019 Male Population	50.3%	49.4%	49.2%
2019 Female Population	49.7%	50.6%	50.8%
2019 Median Age	37.0	41.9	40.4
Households			
2000 Households	6,812	38,868	108,008
2010 Households	6,580	39,135	111,744
2019 Total Households	6,945	43,250	124,831
2024 Total Households	7,213	45,575	132,547
2000-2010 Annual Rate	-0.35%	0.07%	0.34%
2010-2019 Annual Rate	0.53%	0.98%	1.09%
2019-2024 Annual Rate	0.76%	1.05%	1.21%
2019 Average Household Size	2.30	2.27	2.33
Housing Units			
2019 Total Housing Units	7,441	45,955	131,368
2019 Owner Occupied Housing Units	2,892	24,581	75,541
2019 Renter Occupied Housing Units	4,053	18,669	49,290
2019 Vacant Housing Units	496	2,705	6,537
Race and Ethnicity			
2019 White Alone	79.9%	85.1%	82.9%
2019 Black Alone	2.4%	1.9%	2.0%
2019 American Indian/Alaska Native Alone	1.3%	1.1%	1.0%
2019 Asian Alone	2.0%	2.7%	4.3%
2019 Pacific Islander Alone	0.2%	0.2%	0.1%
2019 Hispanic Origin (Any Race)	25.8%	16.1%	18.1%
Income			
2019 Median Household Income	\$56,979	\$69,823	\$80,240
2019 Average Household Income	\$82,260	\$100,770	\$114,363
2019 Per Capita Income	\$35,141	\$44,059	\$48,318
2019 Population 25+ by Educational Attainment			
Total	11,066	71,543	209,094
High School Graduate	17.1%	15.2%	13.2%
GED/Alternative Credential	3.4%	3.6%	3.0%
Some College, No Degree	23.9%	20.8%	18.5%
Associate Degree	8.0%	7.1%	6.5%
Bachelor's Degree	25.5%	29.9%	32.3%
Graduate/Professional Degree	11.6%	17.0%	19.9%
Daytime Population			
2019 Total Daytime Population	13,604	100,127	307,391
Workers	6,367	55,412	169,626
Residents	7,237	44,715	137,765

Source: Esri, U.S. Census



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