

Retail Property for Sale or Lease

5794 S. Datura Street, Littleton, CO 80121

Property Details

Available Space	7,500 - 17,912 SF
Building Size	17,912 SF
Lot Size	1.88 Acres (81,893 SF)
Zoning	B-2
Parking	130 Spaces - Paved Site
Traffic Count	26,538 VPD (2005)
YOC	1966
Power	800A/208V/3 Phase
Loading	1 - 12'x10' door
Sprinklers	Wet System
Floor Drains	Yes
County	Arapahoe
Sale Price	\$1,750,000 \$1,475,000
Lease Rate	\$5 - 9/SF NNN

Additional Features

Pylon Sign
Great Showroom Space
Great access and visibility on Littleton Blvd.

Contact Information

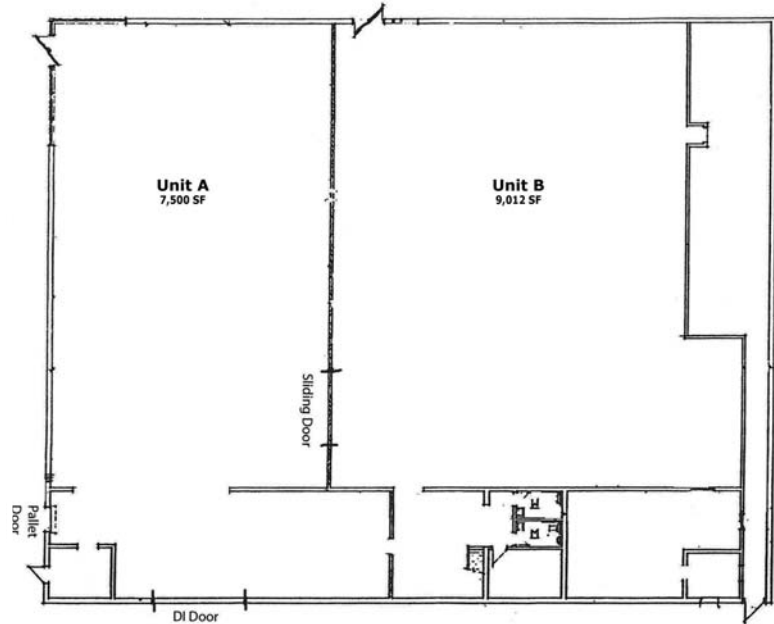
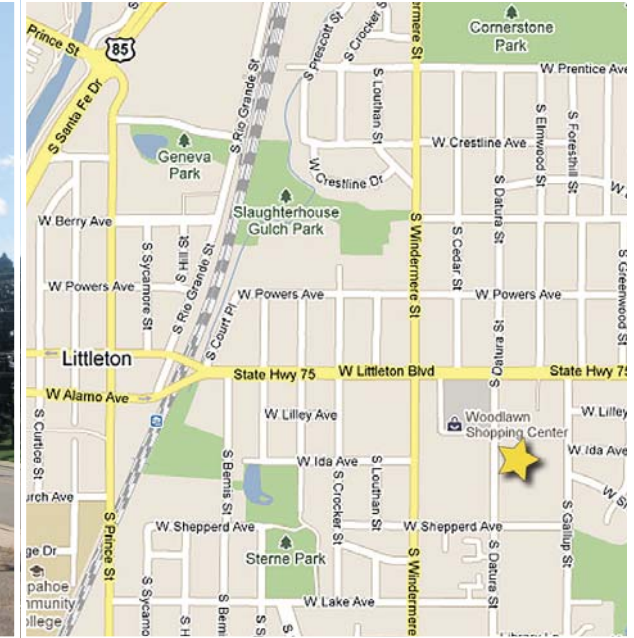
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Bitzer Real Estate Partners/CORFAC and Compass Commercial Brokerage are pleased to offer 5794 S. Datura Street for sale or lease. This 17,920 SF retail property is located ½ mile east of the Littleton Downtown Light Rail Station near the Arapahoe County Court. The property features a large well-lit parking lot, grandfathered pylon sign and an open layout conducive to many uses. The site is also a candidate for redevelopment – contact the listing brokers for additional information.

- ▶ Large Paved Parking Lot
- ▶ Great Littleton Retail Location
- ▶ Open Floorplan
- ▶ New Roof in 2007



Demographics (Source: CoStar 2010)

	1 Mile	3 Miles	5 Miles
Population	17,881	106,975	316,076
Average HH Income	\$60,435	\$83,804	\$92,479
Employees	12,825	51,893	124,797
Business	1,041	4,604	11,126

Traffic Counts (City of Littleton 2009)

On Littleton Blvd between Windermere & Broadway: 22,272 vehicles/day
 On Littleton Blvd between Prince & Windermere: 23,304 vehicles/day

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