

LITTLETON, CO 80128

\$750,000
SALE PRICE | **LAND**



\$5.63/SF



**DENVER INFILL
SPECIALISTS**



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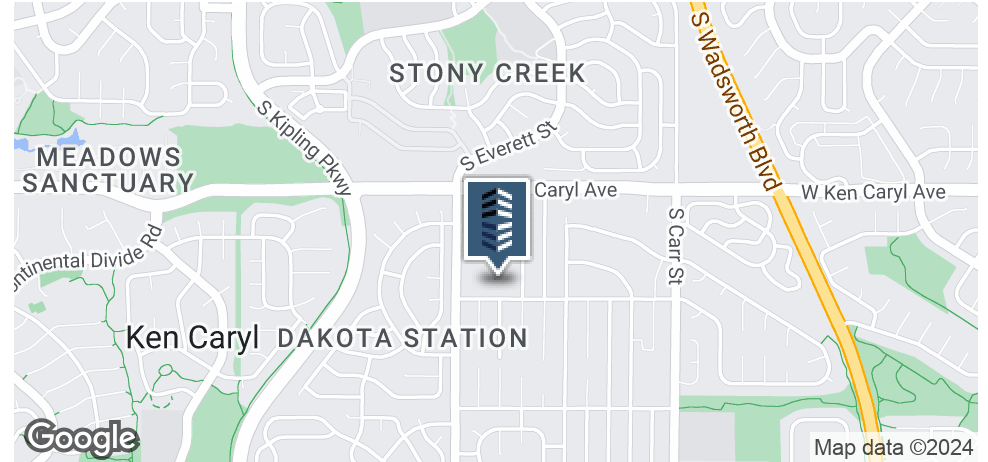
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EXECUTIVE SUMMARY



OFFERING SUMMARY

Sale Price:	\$750,000
Parcel ID:	59-341-06-026
Lot Size AC:	3.06 AC
Lot Size SF:	133,214 SF
Zoning:	C-1
Taxes 2023:	\$19.70
County:	Jefferson

PROPERTY OVERVIEW

Unique Properties Inc. is pleased to present this 3.06 acres of developable land in the heart of Littleton. Located just off Ken Caryl, this commercially zoned site allows for the development of a wide variety of commercial uses. Located on W Fairview Ave, the site provides easy accessibility in the rapidly growing Ken Caryl Market. Surrounded by an average household income of just over \$125,000 within a two-mile radius, the property will have an immediate high-income customer base in close proximity. Due to the property's location on a coal mine, any interested developer will have to confirm total amount of buildable area and work with the county on which portions of the property can be constructed upon.

PROPERTY HIGHLIGHTS

- High income neighborhood
- Situated adjacent to [Village Cooperative of Chatfield \(55 units under construction\)](#) will be completed fall of 2024.
- Village Cooperative will be a brand new 62+ community.
- Close proximity to both Kipling and Ken Caryl
- Large commercial land tract



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RETAILER MAP



DEMOGRAPHICS MAP & REPORT

POPULATION	0.25 MILES	1 MILE	1.5 MILES
Total Population	785	15,309	32,357
Average Age	46.1	42.8	42.5
Average Age (Male)	44.3	42.6	42.4
Average Age (Female)	48.1	43.5	43.3
HOUSEHOLDS & INCOME	0.25 MILES	1 MILE	1.5 MILES
Total Households	284	6,225	12,916
# of Persons per HH	2.8	2.5	2.5
Average HH Income	\$118,443	\$113,418	\$115,151
Average House Value	\$411,590	\$414,125	\$416,389

* Demographic data derived from 2020 ACS - US Census

