

## OFFICE FOR SALE

# COURTYARDS AT DEER CREEK

7681 Shaffer Parkway Suite D, Littleton, CO 80127



### OFFERING SUMMARY

<b>SALE PRICE:</b>	\$240,000
<b>BUILDING SIZE:</b>	1,341 SF
<b>PRICE / SF:</b>	\$178.97

### PROPERTY OVERVIEW

Recently built office condo with mountain views. This single unit is ready for buildout into the custom space that your client is looking for. Currently in shell condition with the exception of the bathroom build out, this condo offers a prestigious location with easy access to C-470.

### PROPERTY HIGHLIGHTS

- Prime location
- Easy access to C470
- Mountain Views
- Low Association Dues (\$341/mo)
- \$4,451 2017 Taxes

**GOLDEN, CO**  
720.515.9791  
350 Indiana Street,  
Ste. 300  
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Property Name: Courtyards at Deer Creek

Property Address: 7681 Shaffer Parkway Suite D, Littleton,  
CO 80127

Property Type: Office

APN: 59-321-10-033

Building Size: 1,341 SF

Building Class: A

Zoning: P-D

Rail Access: N/A

Year Built: 2008

Number of Stories: 1

Number of Units: 1

### PROPERTY OVERVIEW

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### LOCATION OVERVIEW

The property is located right at the base of the foothills with views from the interior. This business park is centrally located with easy access directly onto C-470. Surrounded by amenities and shopping areas, this location has it all.



### SALE HIGHLIGHTS

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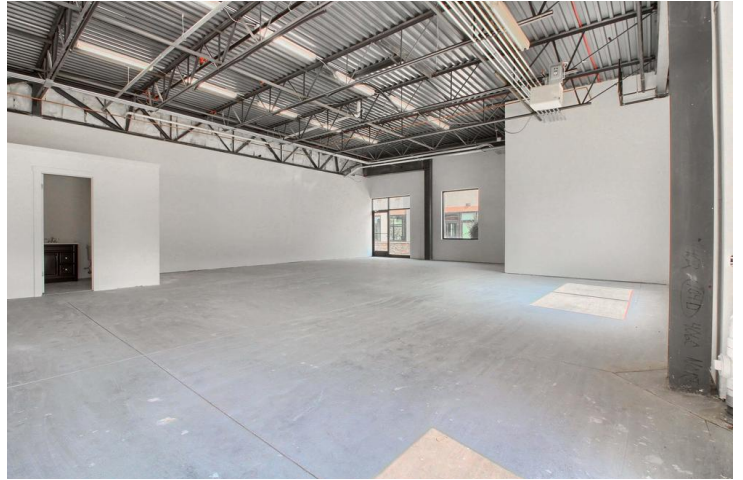
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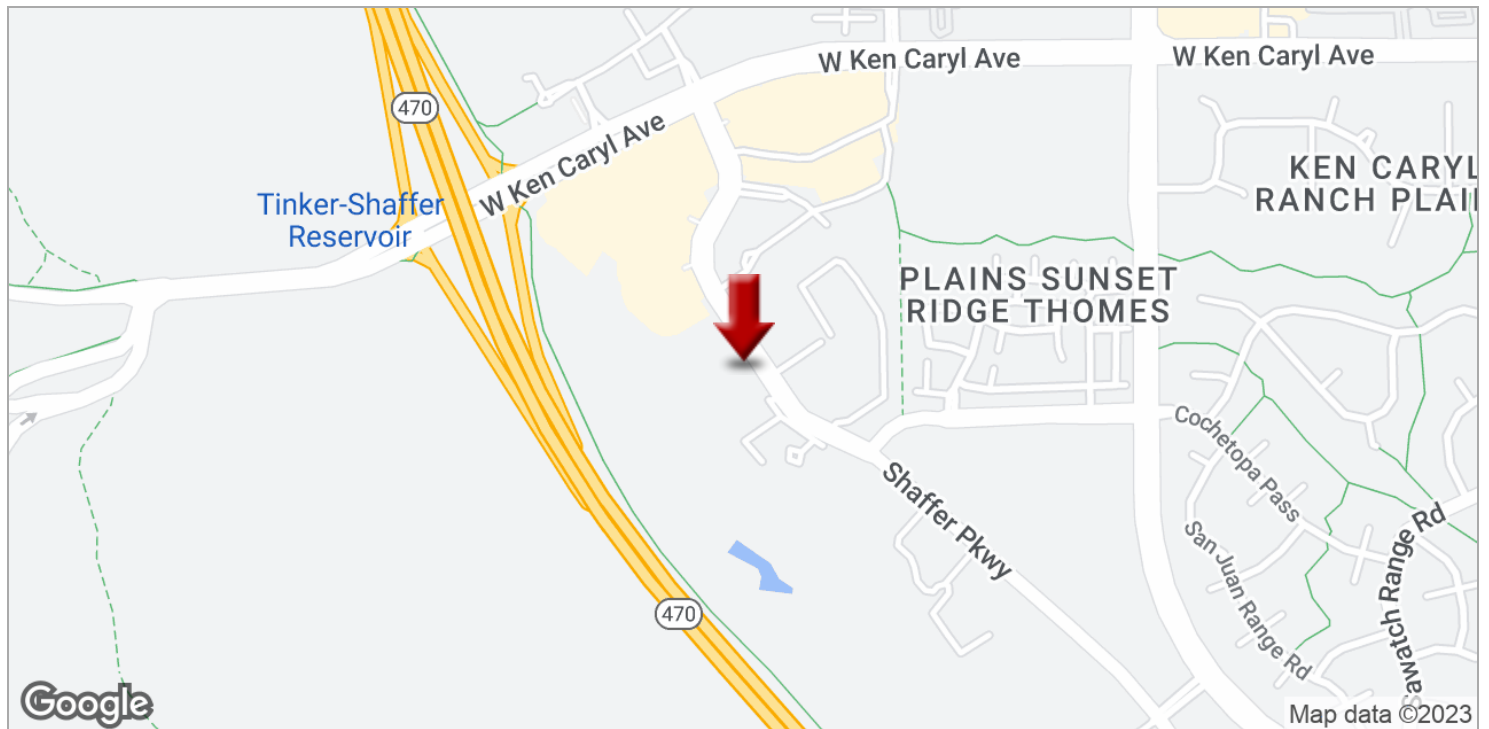
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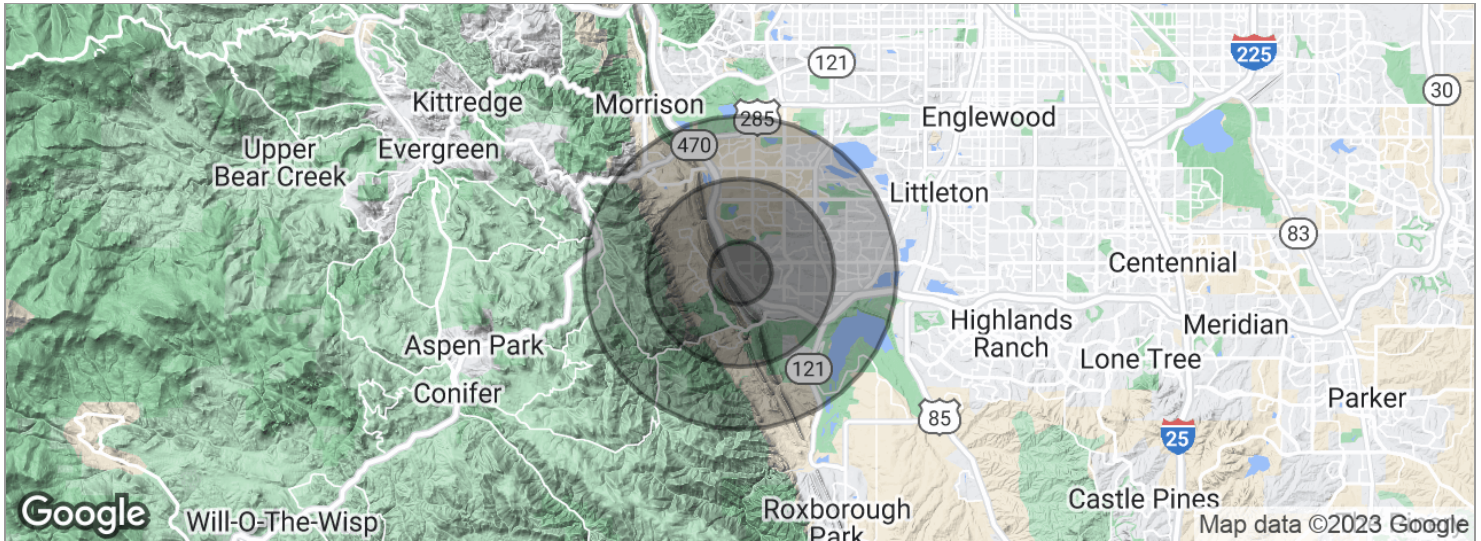
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POPULATION	1 MILE	3 MILES	5 MILES
Total population	6,035	54,282	129,967
Median age	41.2	37.6	38.3
Median age (male)	39.4	35.7	36.8
Median age (Female)	42.3	38.9	39.4
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	2,321	20,554	49,983
# of persons per HH	2.6	2.6	2.6
Average HH income	\$114,608	\$102,130	\$97,419
Average house value	\$357,801	\$309,039	\$301,764

\* Demographic data derived from 2020 ACS - US Census

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