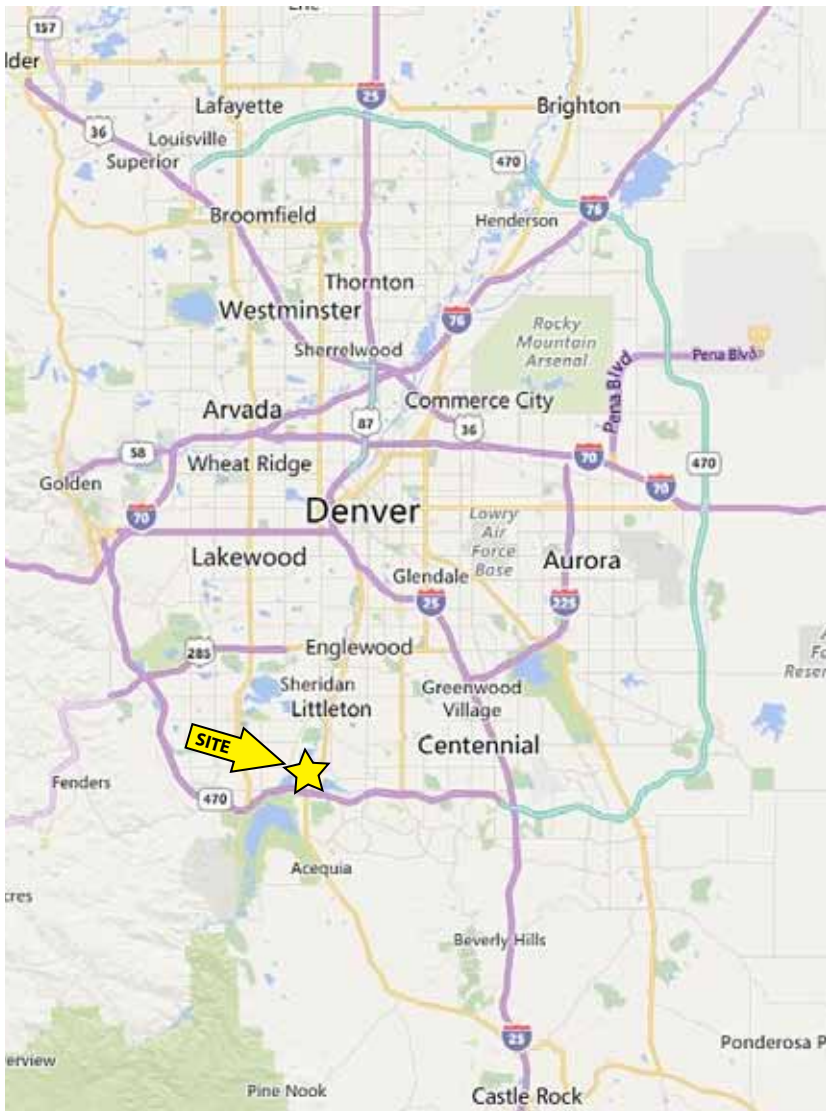




OFFICE INDUSTRIAL RETAIL INVESTMENTS



DEMOGRAPHICS (Source: CoStar)

	1 Mile	3 Mile	5 Mile
Population:	6,301	85,227	258,954
Households	2,678	35,246	103,872
Median HH Income	\$98,239	\$82,628	\$82,845
Median Age	48.00	42.20	40.30
# of Businesses	151	5,094	11,311
# of Employees	1,590	45,784	104,014

TRAFFIC: (Source: CoStar & DRCOG)

S. Santa Fe Dr. at Mineral Ave. - 56,241 vpd
S. Santa Fe Dr. at County Line Rd. - 56,294 vpd
C-470 at S. Santa Fe Dr. - 94,097 vpd



Fuller Real Estate, LLC
5300 DTC Pkwy, Suite 100
Greenwood Village, CO. 80111
303.534.4822
www.FullerRE.com



OFFICE INDUSTRIAL RETAIL INVESTMENTS



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77 Acres on S. Santa Fe Drive For Sale

\$14,750,000



This is a once in a lifetime opportunity to build a premier master planned community in Littleton, Colorado. Boasting 77 acres of residential and commercial zoned land just east of the South Platte Park; with miles of walking, hiking and bike paths, along the highly visible arterial corridor of S. Santa Fe Drive. South of Mineral Ave., north of County Line Rd., and a stone's throw from east and westbound C-470, the potential for a distinctive, functional and amenity rich portfolio is limitless. Approx. ½ mile from the RTD Mineral Light Rail Station and Aspen Grove Lifestyle Center.

AIN – 2077-32-3-00-018; 31.85± acres / 1,387,386± sf
AIN – 2077-32-2-00-031; 10.48± acres / 456,509± sf
AIN – 2077-31-4-00-027; 10.37± acres / 451,717± sf
AIN – 2077-32-2-00-033; 22.69± acres / 988,377± sf
AIN – 2077-32-2-00-015; 1.45± acres / 63,162± sf
AIN – 2077-31-4-00-023; .29± acre / 12,632± sf
36± acres are zoned PD-R
41± acres are zoned PD-C

Fuller Real Estate, LLC, 5300 DTC Pkwy, Suite 100
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