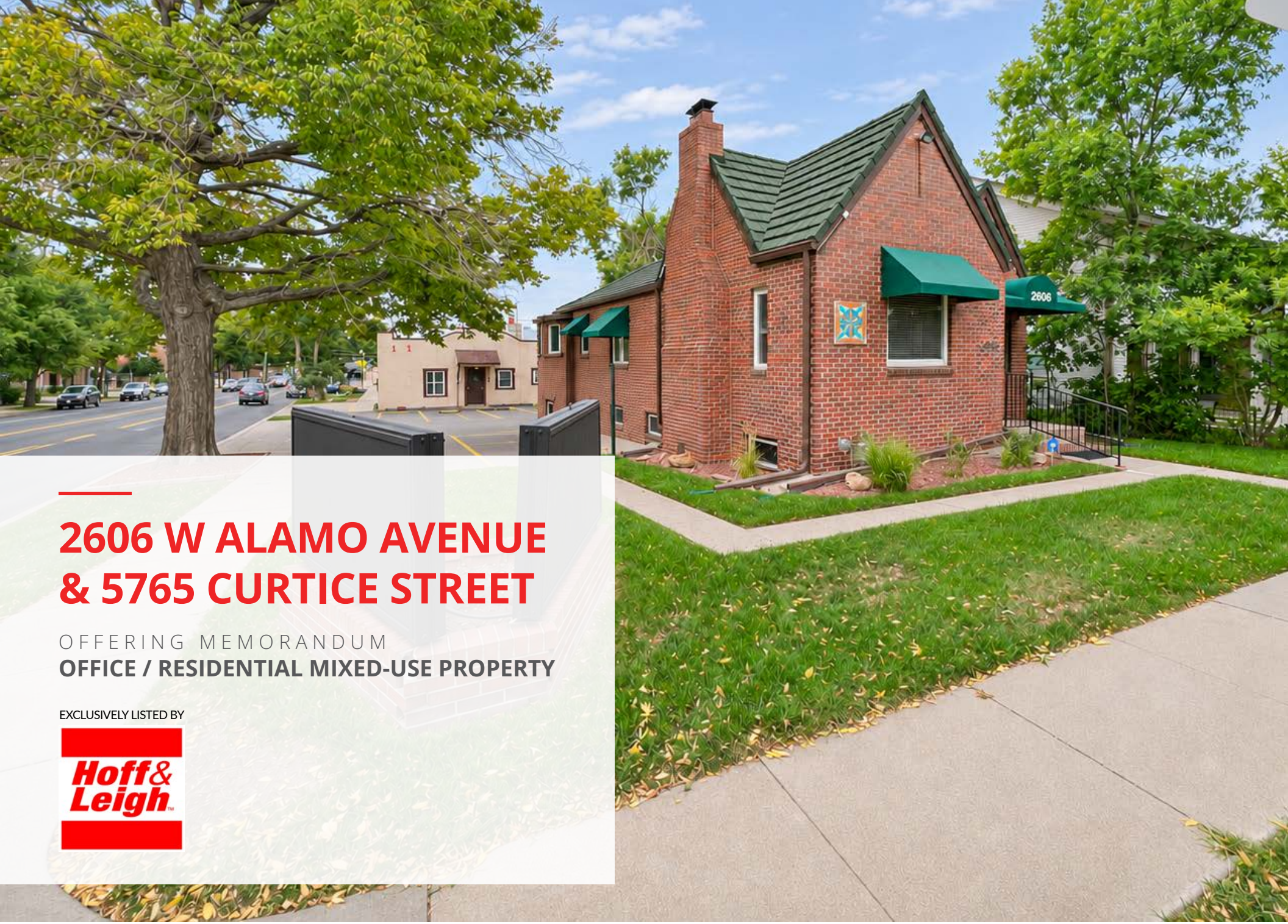

2606 W ALAMO AVENUE & 5765 CURTICE STREET

OFFERING MEMORANDUM

OFFICE / RESIDENTIAL MIXED-USE PROPERTY

EXCLUSIVELY LISTED BY

Hoff & Leigh





2606 W ALAMO AVENUE & 5765 S CURTICE STREET

LITTLETON, CO 80120



Brandon Langiewicz, SIOR
O: 720.572.5187
C: 715.512.0265
Brandon@HoffLeigh.com



Lisa Langiewicz
O: 720.572.5187
C: 970.903.4198
LisaL@HoffLeigh.com

Asking Price for Both Properties: $1,195,964 ($242/FT)

Asking Price for 2606 Alamo: $900,000

Asking Price for 5765 Curtice: $700,000

Building Size	Lot Size	Zoning
■ 4,942 SF	■ 0.15 Acres	■ DTA

EXCLUSIVELY LISTED BY

Hoff& Leigh

VIEW OUR OTHER LISTINGS AT
WWW.HOFFLEIGH.COM





2606 W ALAMO AVENUE & 5765 S CURTICE STREET

LITTLETON, CO 80120

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- Offering Overview
- Executive Summary
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- Improvement Summaries
- Exterior Photos
- Interior Photos
- Floorplans
- Parcel / Retail Maps
- Parking Overview

23 DEMOGRAPHIC HIGHLIGHTS

SECTION 2

- Demographic Highlights
- Population Details
- Investment Overview
- Location Overview

EXCLUSIVELY LISTED BY

Hoff & Leigh

OFFERING OVERVIEW

2606 W ALAMO AVENUE & 5765 S CURTICE STREET

LITTLETON, CO 80120

REDUCED PRICE

$1,195,964 ($242 FT)

Individual Pricing*

2606 Alamo $900,000 | 5765 Curtice $700,00

*The buildings may be purchased individually, subject to City of Littleton approval to divide the existing parcel into two separate parcels. The process would require a survey and an easement agreement addressing utility access, permanent parking rights, and maintenance responsibilities. Buyers interested in purchasing either building separately should allow additional time before closing for the parcel division to be approved and completed.

VITAL DATA	
Location:	Historic Downtown Littleton, CO
Purchase Price:	$1,195,964 ($242 FT) for Both | 2606 Alamo $900,000 | 5765 Curtice $700,00
Occupancy:	2606 W Alamo Avenue - Vacant 5765 S Curtice Street - Vacant
Lot Size	0.15 Acres
Year Built	2606 W Alamo Avenue - 1931 5765 S Curtice Street - 1924

EXECUTIVE SUMMARY

2606 W ALAMO AVENUE & 5765 S CURTICE STREET
LITTLETON, CO 80120



LOCATED IN THE HEART OF HISTORIC DOWNTOWN LITTLETON,
2606 W Alamo Avenue and 5765 S Curtice Street present a unique live/work investment or owner/user opportunity. Both properties are contributing members of the Downtown Littleton Historic District, offering a blend of historic charm and modern functionality.

2606 W Alamo Avenue, built in 1931, features 2,483 SF of space, brick exterior, and CA zoning, making it ideal for retail, office, residential, or mixed-use ventures. Previously home to businesses like Alamo Antiques & Gallery and Urban Hair Studio, it offers a versatile setting with forced air heating and air conditioning.

5765 S Curtice Street, built in 1924, has served as a professional office space for law firms and other businesses, providing flexible commercial use in a prime location.

These properties benefit from high visibility, pedestrian-friendly surroundings, and proximity to Littleton's vibrant local shops, restaurants, and cultural attractions. With convenient access to major roads and public transportation, they are well-positioned for businesses seeking a dynamic and growing customer base. Whether you're looking to establish, expand, or invest, these properties offer an excellent opportunity to own a piece of Littleton's history while capitalizing on the area's strong economic appeal.

***Seller Will Entertain Splitting the Lot**

CONTACT US TODAY TO EXPLORE THEIR FULL POTENTIAL.



Brandon Langiewicz, SIOR
O: 720.572.5187
C: 715.512.0265
Brandon@HoffLeigh.com



Lisa Langiewicz
O: 720.572.5187
C: 970.903.4198
LisaL@HoffLeigh.com

MIXED-USE OWNER/USER OPPORTUNITY

PRIME COMMERCIAL REAL ESTATE OPPORTUNITY IN LITTLETON, CO

2606 W ALAMO AVENUE & 5765 S CURTICE STREET

LITTLETON, CO 80120



2606 W Alamo Avenue & 5765 S Curtice Street,
This distinctive two-building property in historic Downtown Littleton offers an opportunity for an owner/user seeking a mixed-use setting with character, convenience, and flexibility.

- **Flexible Zoning:**
  The Downtown Transition Area (DTA) district preserves the neighborhood's historic residential character while accommodating a mix of commercial, restaurant, office, hotel, residential, and mixed-use development. Specific uses are subject to applicable zoning requirements and approvals.
- **Historic Character:**
  Originally built in 1924 and 1931, the buildings offer character-rich space for an owner/user seeking a memorable location and a distinctive business presence.
- **Convenient Location:**
  Close to the Littleton Downtown Light Rail Station and Arapahoe Community College, the property provides convenient access for employees, clients, and customers, with downtown shops, dining, and services nearby.
- **Two-Building Flexibility:**
  The property's two buildings provide options for organizing business operations and exploring a combination of commercial and residential uses, subject to applicable approvals.
- **Well-Maintained Condition:**
  Well-maintained and move-in ready, the property offers an inviting setting for an owner/user to establish a business and tailor the space to their needs.
- **Turnkey Condition:**
  Well-maintained and move-in ready, the property offers an inviting setting for an owner/user to establish a business and tailor the space to their needs.

Why Now?

With continued growth in Littleton's commercial sector and increasing demand for mixed-use, transit-accessible properties, 2606 W Alamo Avenue & 5765 S Curtice Street is positioned to offer strong rental yields and long-term appreciation for savvy investors.

2606 W ALAMO AVE LITTLETON CO 80120 | IMPROVEMENTS AND UPGRADES AS OF 2/17/2025



1999	Updated Electrical Wiring
1999	Replaced Furnace
2000	Windows Replaced
2001	Roof and Gutters Replaced
2003	Applied Anti Slip Coating to Entrances
2008	Refinished Wood Floor
2011	Outdoor Handrails installed
2014	Roof & Gutters Replaced with DECRA Stone Coated Steel Metal Shake Roof Class 4 Impact Resistant to UL2218 Non-Combustable Class A Rated Material Transferable 50 Year Limited Warranty
2018	Oct 4 MFG Date - Water Heater Primary 50 Gal Natural Gas Water Heater
2019	April 30 MFG Date -Water Heater Secondary 40 Gal Electric Water Heater
2022	HVAC Furnace Replaced
2022	Electrical Panel Box Upgraded
2022	Egress Window Installed Lower Level
2024	Oak Wood Floor Main Level and Stairs Refinished and Buffed
2024	Nucore Performance Honeycomb Floor Waterproof Rigid Core Luxury Vinyl Plank With Sentinel Protect Plus Underlayment

2606 W ALAMO SF INFO

Measure and draw existing conditions for 2606 W Alamo Avenue, Littleton, CO 80120.
Main Floor Area to outside of exterior walls - 1241.5 GSF
Main Floor Area to inside of exterior walls - 1174.8 SF
Basement Area to outside of exterior walls - 1241.5 GSF
Basement Area to inside of exterior walls - 1129.9 SF

This area is smaller than the Main Floor because the Basement walls are thicker.

5765 S CURTICE S LITTLETON CO 80120 | IMPROVEMENTS AND UPGRADES AS OF 2/10/2025



1999 Updated Electrical Wiring

1999 Replaced Furnace & AC

2000 Windows Replaced

2001 Roof and Gutters Replaced

2008 Replaced Exterior Stucco

2019 Aug 5 MFG Date 50 Gal Gas Water Heater

5765 S CURTICE SF INFO

Measure and draw existing conditions for
5765 S. Curtice St., Littleton, CO 80120.

Areas for this project:

Main Level - 1298 GSF
Original - 793 GSF
Addition - 505 GSF

Lower Level - 1161 GSF
Work Room - 331 GSF
Basement - 830 GSF

2606 W ALAMO EXTERIOR PHOTOS









2606 W ALAMO INTERIOR PHOTOS

Explore Virtual Tour













2606 W ALAMO INTERIOR PHOTOS

Explore Virtual Tour













2606 W ALAMO HISTORIC RECORD

COLORADO HISTORICAL SOCIETY
Office of Archaeology and Historic Preservation
1300 Broadway, Denver, Colorado 80203

HISTORIC BUILDING INVENTORY RECORD

NOT FOR FIELD USE
___ Eligible ___ Nominated
___ Det. Not Eligible ___ Certified Rehab.
Date _____

PROJECT NAME: Littleton Historic Buildings Survey 1997 (#97-01-082)
COUNTY: Arapahoe
CITY: Littleton
STATE ID NO.: 5AH1182
TEMPORARY NO.: 2077-17-4-13-006

CURRENT BUILDING NAME: Chiropractic Center of Littleton

OWNER: DIXON, JOHN R & JANNA C JT TEN
2606 W ALAMO AVE
LITTLETON CO 80120

ADDRESS: 2606 W ALAMO AVE
Littleton, CO 80120

TOWNSHIP 5S RANGE 68W SECTION 17 SE 1/4 SE 1/4

HISTORIC NAME: Dekoevend Residence

U.S.G.S. QUAD NAME: Littleton, Colo.
YEAR: 1965 (r. 1994) X 7.5' 15'

DISTRICT NAME:

BLOCK: 11 LOT(S): 8
ADDITION: LITTLETON ORIG. TOWN YR. OF ADDITION: 1872

FILM ROLL NO.: 97- 9
BY: Roger Whitacre
NEGATIVE NO.: 36
LOCATION OF NEGATIVES: Littleton Hist. Mus.

DATE OF CONSTRUCTION:
ESTIMATE: 1934 ACTUAL:
SOURCE:
City Directory, 1934



USE:
PRESENT:
Offices

HISTORIC:
Residence

CONDITION:
X EXCELLENT GOOD
FAIR DETERIORATING

EXTENT OF ALTERATIONS:
X MINOR MODERATE MAJOR
DESCRIBE:

CONTINUED YES X NO

STYLE: English/Norman Cottage
STORIES: 1

ORIGINAL SITE X MOVED
DATE(S) OF MOVE:

MATERIALS: Brick, Concrete, Wood
SQ. FOOTAGE: 1244

NATIONAL REGISTER ELIGIBILITY

INDIVIDUAL: YES X NO

CONTRIBUTING TO DISTRICT:
YES NO

ARCHITECTURAL DESCRIPTION:
One-story brick dwelling with overlapping and intersecting gables; tile roofing. Brick walls and foundation with basement windows. Facade has gabled entrance bay with entrance with Tudor arch facing concrete stoop; vertical ribbon of glass blocks adjacent to door. Projecting front gable with large multi-light window and vertical tiled vent. Bay window on east is brick, with beveled edges and three three-light windows. Full-height brick chimney on east. Attached garage on rear.

LOCAL LANDMARK DESIGNATION: No

NAME:
DATE:

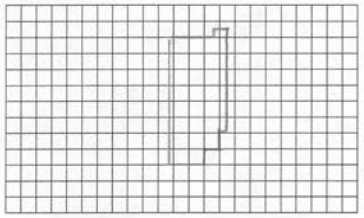
CONTINUED? YES X NO

ASSOCIATED BUILDINGS? YES X NO
TYPE:

IF INVENTORIED, LIST ID NOS.:

ADDITIONAL PAGES: YES X NO

PLAN SHAPE:



ARCHITECT:
Unknown

SOURCE:

BUILDER/CONTRACTOR:
Unknown

SOURCE:

STATE ID NO.: 5AH1182

ORIGINAL OWNER:
Ernest and Mabel DeKoevend (?)

SOURCE:
City Directory, 1934

THEME(S):
Colorado Town Form in Early Auto Era, 1920-45

CONSTRUCTION HISTORY (DESCRIPTION, NAMES, DATES, ETC., RELATING TO MAJOR ALTERATIONS TO ORIGINAL STRUCTURE):

CONTINUED YES X NO

HISTORICAL BACKGROUND (DISCUSS IMPORTANT PERSONS AND EVENTS ASSOCIATED WITH THIS STRUCTURE):
According to a history of the DeKoevend family on file at the Littleton Historical Museum, the 1934 city directory indicates that this was the home of Ernest DeKoevend. DeKoevend was born into a pioneer Colorado family; DeKoevend Park is named after the family. He was born in 1887 in Cherreyln. He operated the family farm with his mother after his father died in 1900 and later learned to be a carpenter. About 1940, he began an almost forty-year career with Lock Joint Pipe Co. He married Mabel H. Price of Littleton in 1911. DeKoevend was a volunteer fireman during the city's hose cart days. Mabel DeKoevend, who was born in 1887, died in 1963 and Ernest died in 1976. The DeKoevends built a new house in 1971.

CONTINUED YES X NO

SIGNIFICANCE (CHECK APPROPRIATE CATEGORIES AND BRIEFLY JUSTIFY BELOW):

ARCHITECTURAL SIGNIFICANCE:
- REPRESENTS THE WORK OF A MASTER
- POSSESSES HIGH ARTISTIC VALUES
- X REPRESENTS A TYPE, PERIOD, OR METHOD OF CONSTRUCTION

HISTORICAL SIGNIFICANCE:
- ASSOCIATED WITH SIGNIFICANT PERSONS
- ASSOCIATED WITH SIGNIFICANT EVENTS OR PATTERNS
- CONTRIBUTES TO AN HISTORIC DISTRICT

STATEMENT OF SIGNIFICANCE:
This house is representative of the English/Norman Cottage style popular during the 1930s and reflected in the multiple gables, the Tudor arched entrance, and the multi-light casement windows.

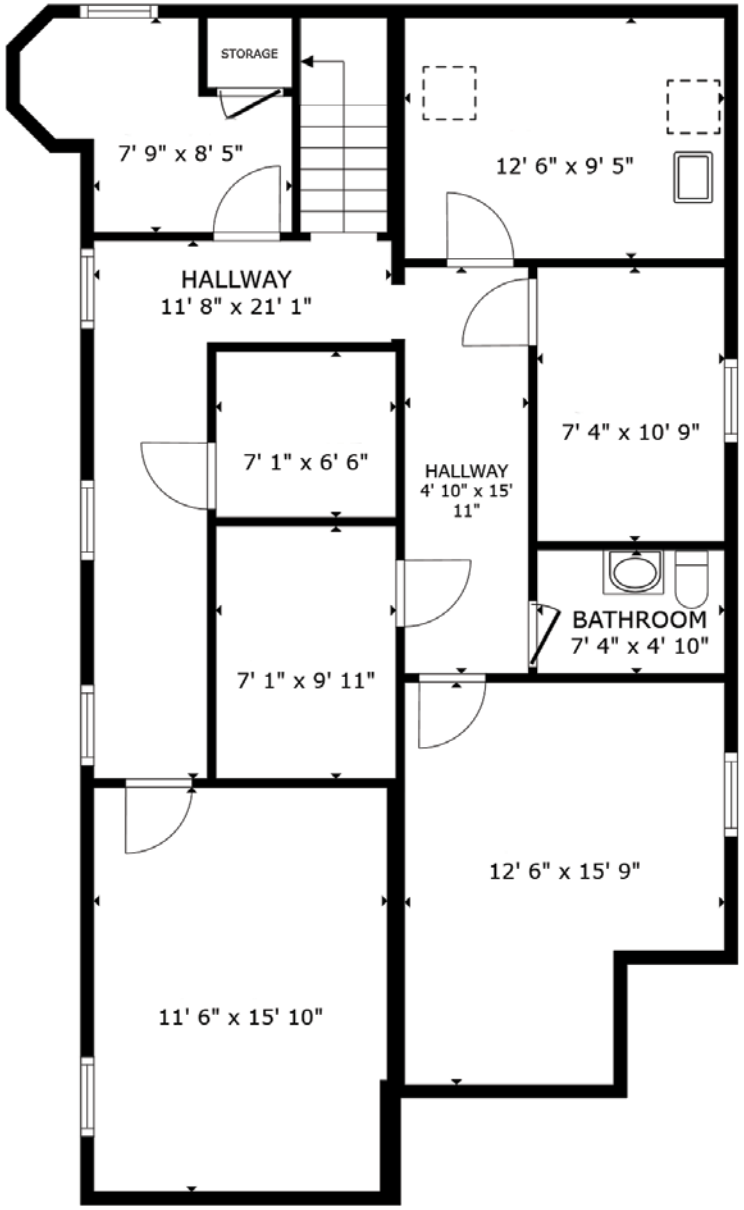
CONTINUED YES X NO

REFERENCES (BE SPECIFIC):
Arapahoe County Assessor records; Littleton Independent, 22 July 1938; Littleton City Directory, 1934; Sanborn Fire Insurance Maps, 1932-1949; Littleon Historical Museum, Biographical Files, DeKoevend Family.

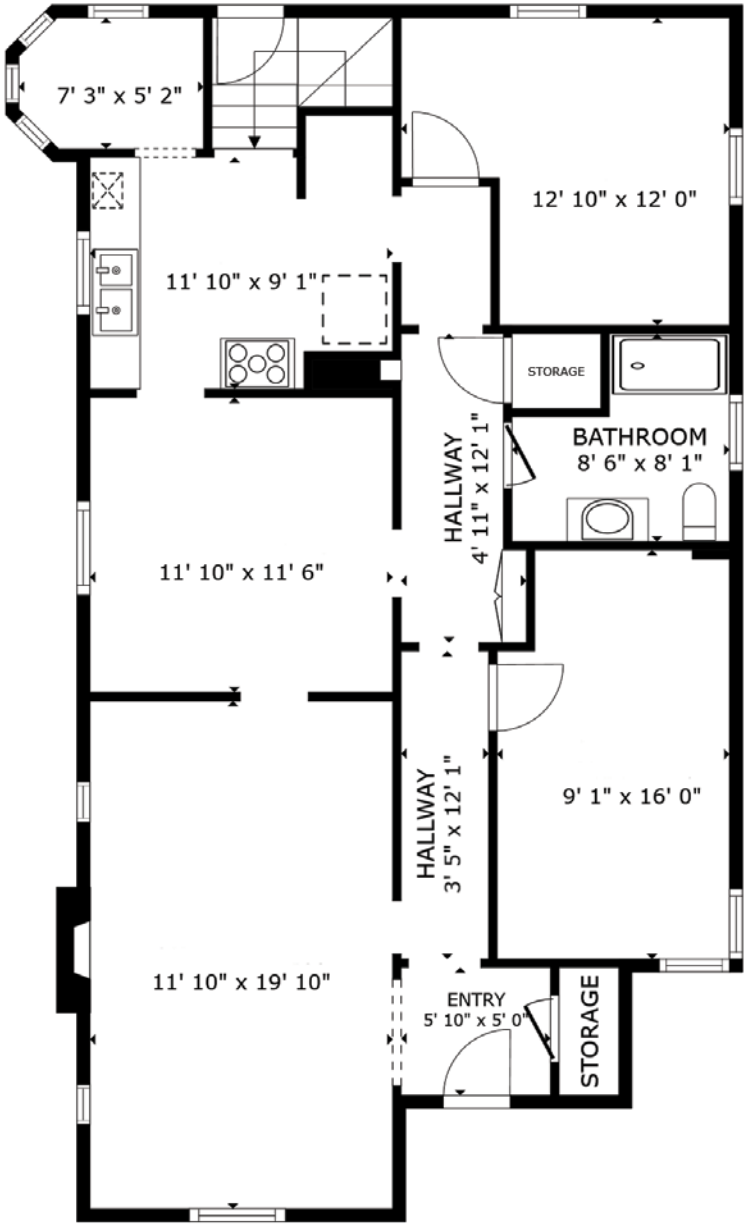
CONTINUED YES X NO

SURVEYED BY: R.L. Simmons/T.H. Simmons
AFFILIATION: Front Range Research Associates, Inc.
DATE: October 1997

2606 W ALAMO FLOOR PLANS

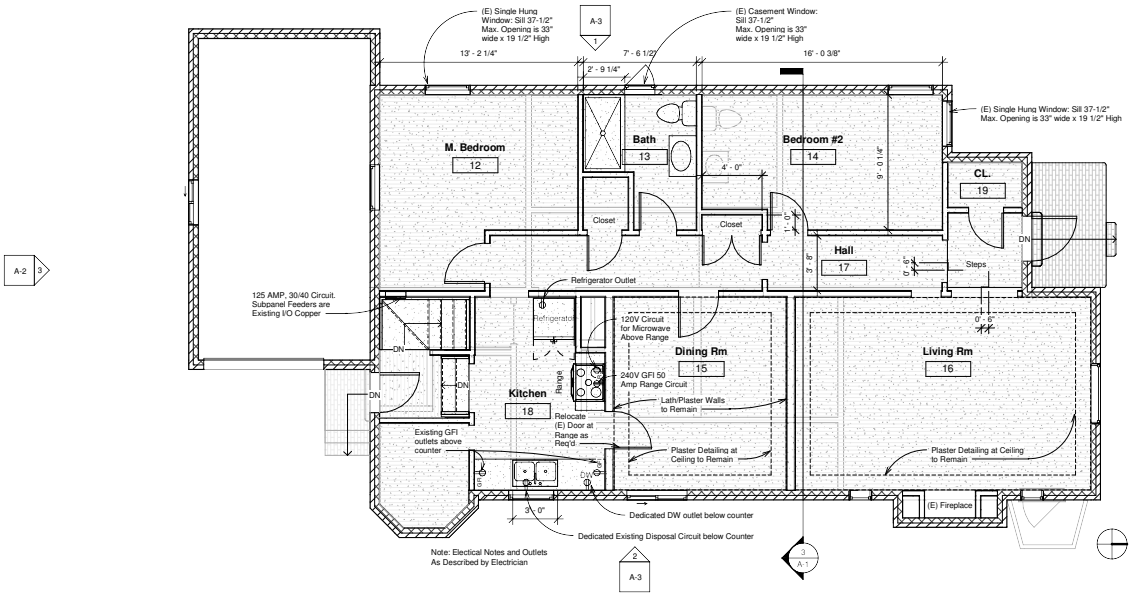


FLOOR 1

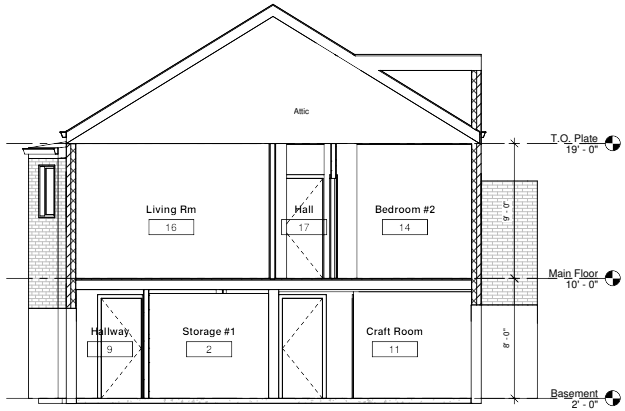


FLOOR 2

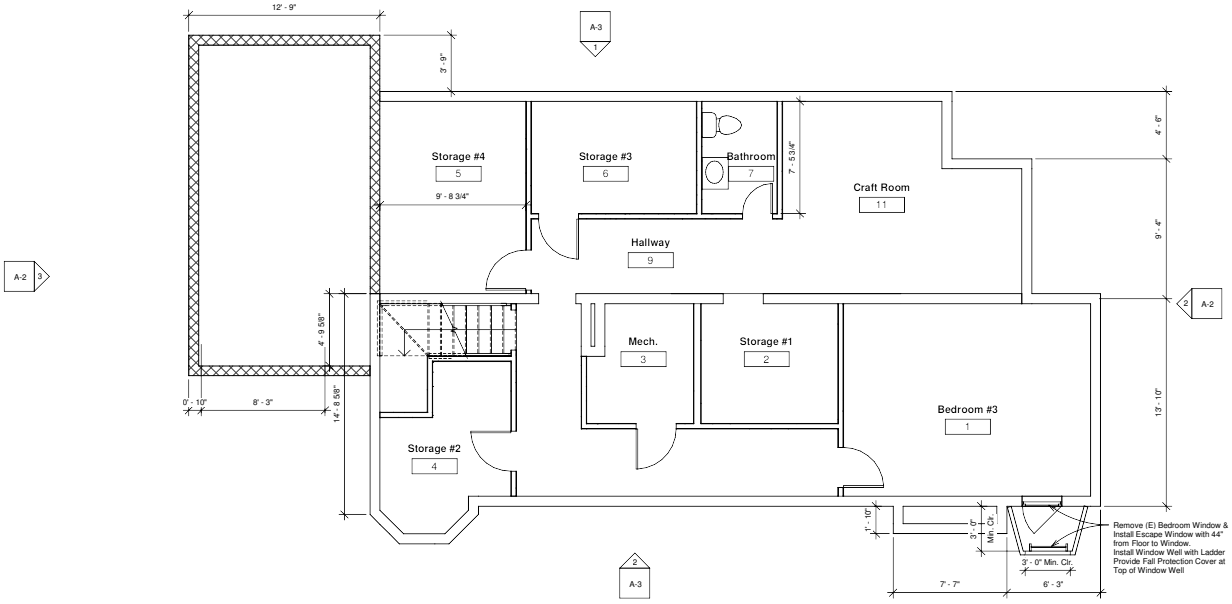
2606 W ALAMO ELEVATION



2 Plan - Main Floor
1/4" = 1'-0"



3 Section - Cross at LR
1/4" = 1'-0"



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A-1 Plans and Section

A-2 Elevations N S and Isometric View

A-3 Elevations E W

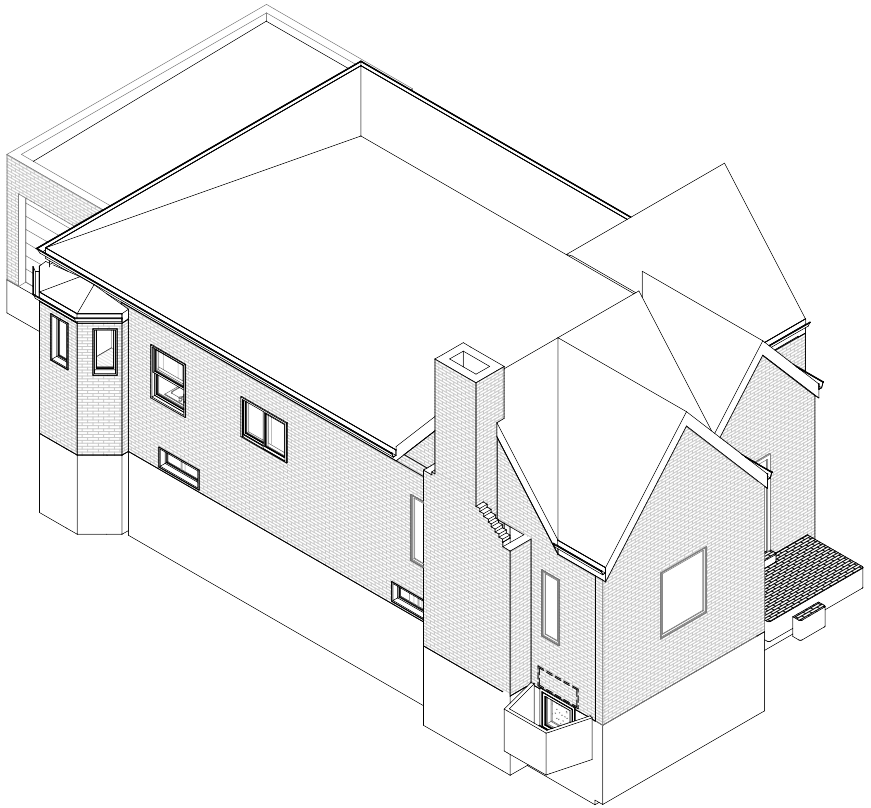
2606 W ALAMO ELEVATION



3 Elevation - South
1/4" = 1'-0"



2 Elevation - North
1/4" = 1'-0"



1 Isometric View from NE

5765 S CURTICE EXTERIOR PHOTOS









5765 S CURTICE INTERIOR PHOTOS













COLORADO HISTORICAL SOCIETY
Office of Archaeology and Historic Preservation
1300 Broadway, Denver, Colorado 80203

HISTORIC BUILDING INVENTORY RECORD

NOT FOR FIELD USE
___ Eligible ___ Nominated
___ Det. Not Eligible ___ Certified Rehab.
Date _____

PROJECT NAME: Littleton Historic Buildings Survey 1997 (897-01-082)
COUNTY: Arapahoe
CITY: Littleton
STATE ID NO.: 5AH1237
TEMPORARY NO.: 2077-17-4-13-006

CURRENT BUILDING NAME:

OWNER: DIXON, JOHN R & JANNA C JT TEN
2606 W ALAMO AVE
LITTLETON CO 80120

ADDRESS: 5765 S CURTICE ST
Littleton, CO 80120

TOWNSHIP 5S RANGE 68W SECTION 17 SE 1/4 SE 1/4

HISTORIC NAME:

U.S.G.S. QUAD NAME: Littleton, Colo.
YEAR: 1965 (r. 1994) X 7.5' 15'

DISTRICT NAME:

BLOCK: 11 LOT(S): 8
ADDITION: LITTLETON ORIG. TOWN YR. OF ADDITION: 1872

FILM ROLL NO.: 97-12
BY: Roger Whitacre
NEGATIVE NO.: 26
LOCATION OF NEGATIVES: Littleton Hist. Mus.

DATE OF CONSTRUCTION:
ESTIMATE: 1910s ACTUAL:
SOURCE:
Sanborn Maps



USE:
PRESENT:
Residence

HISTORIC:
Residence

CONDITION:
EXCELLENT X GOOD
FAIR DETERIORATING

EXTENT OF ALTERATIONS:
MINOR X MODERATE MAJOR
DESCRIBE:
Two-story shed roof addition on rear; security bars over windows on south.

CONTINUED YES X NO

STYLE: Mission Revival
STORIES: 1-2
ORIGINAL SITE X MOVED
DATE(S) OF MOVE:

MATERIALS: Stucco, Concrete, Wood
SQ. FOOTAGE: 1244

NATIONAL REGISTER ELIGIBILITY
INDIVIDUAL: YES X NO
CONTRIBUTING TO DISTRICT: YES NO

ARCHITECTURAL DESCRIPTION:
Residence with front gable roof behind shaped parapets with corner brackets on east, west, and north. Walls clad with stucco; west end of facade is stepped forward. Concrete foundation follows topography of land and is raised toward rear. Door on north with security bars sheltered by shed roof hood supported by decoratively shaped braces; Spanish clay tile roofing. Double-hung, multi-/single-light windows have low pedimented lintels; wood surrounds. Garage attached on rear is gabled, with exposed rafters and drop siding. Behind rear parapet is two-story shed roof addition.

CONTINUED? YES X NO

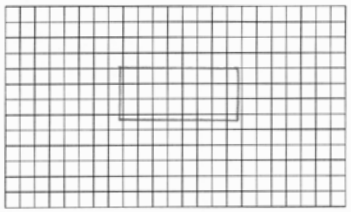
LOCAL LANDMARK DESIGNATION: No
NAME:
DATE:

ASSOCIATED BUILDINGS? YES X NO
TYPE:

IF INVENTORIED, LIST ID NOS.:

ADDITIONAL PAGES: YES X NO

PLAN SHAPE:



ARCHITECT:
Unknown
SOURCE:

BUILDER/CONTRACTOR:
Unknown
SOURCE:

STATE ID NO.: 5AH1237
ORIGINAL OWNER:
Unknown
SOURCE:

THEME(S):
Rail Era: Rail Town Physical Form, 1870-1920

CONSTRUCTION HISTORY (DESCRIPTION, NAMES, DATES, ETC., RELATING TO MAJOR ALTERATIONS TO ORIGINAL STRUCTURE):
Sanborn maps indicate that this started out as a one-story rectangular building (the east part). Between 1921 and 1932, a rectangular extension was added on the west. The extension was enlarged between 1932 and 1949. The two-story addition is later than 1949.

CONTINUED YES X NO

HISTORICAL BACKGROUND (DISCUSS IMPORTANT PERSONS AND EVENTS ASSOCIATED WITH THIS STRUCTURE):
This building does not appear on the 1908 Sanborn map, but is present on the 1914 map, when it was a simple rectangular building labeled as a carpenter shop. The same building is shown in 1921. By 1932, the building is labeled as a dwelling. This address does not appear in the 1932 or 1939 city directories.

CONTINUED YES X NO

SIGNIFICANCE (CHECK APPROPRIATE CATEGORIES AND BRIEFLY JUSTIFY BELOW):

ARCHITECTURAL SIGNIFICANCE:
- REPRESENTS THE WORK OF A MASTER
- POSSESSES HIGH ARTISTIC VALUES
- X REPRESENTS A TYPE, PERIOD, OR METHOD OF CONSTRUCTION

HISTORICAL SIGNIFICANCE:
- ASSOCIATED WITH SIGNIFICANT PERSONS
- ASSOCIATED WITH SIGNIFICANT EVENTS OR PATTERNS
- CONTRIBUTES TO AN HISTORIC DISTRICT

STATEMENT OF SIGNIFICANCE:
This house, although altered, represents Mission Revival influences through its shaped parapets, hood with Spanish tile, stucco walls, and multi-/single-light windows.

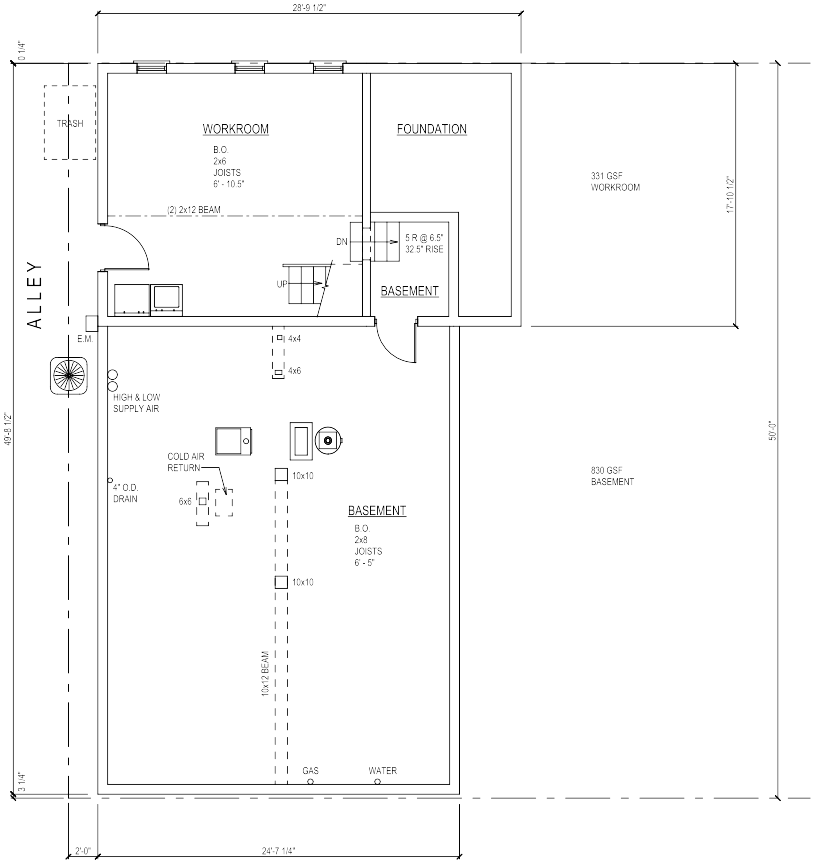
CONTINUED YES X NO

REFERENCES (BE SPECIFIC):
Arapahoe County Assessor records; Sanborn Fire Insurance Maps; Littleton City Directories.

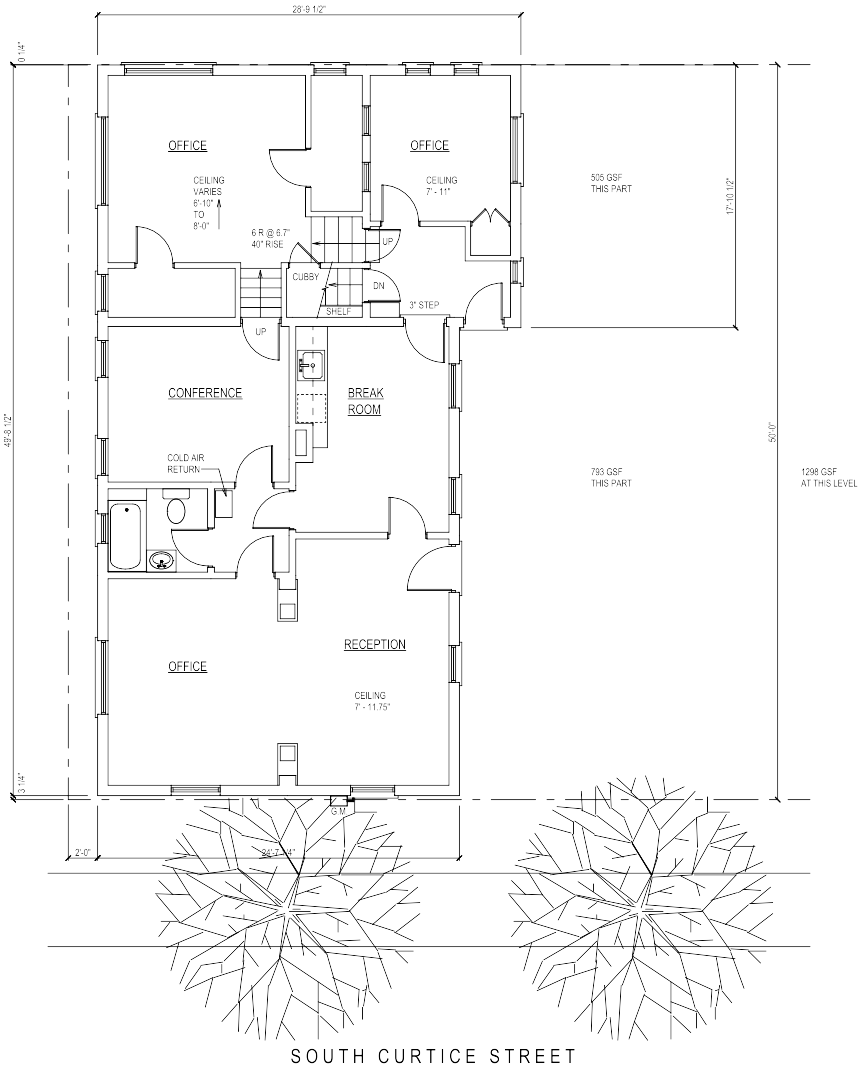
CONTINUED YES X NO

SURVEYED BY: R.L. Simmons/T.H. Simmons
AFFILIATION: Front Range Research Associates, Inc.
DATE: October 1997

5765 S CURTICE ELEVATION



01 MAIN PLAN
SCALE: 1/4" = 1'-0"



01 MAIN PLAN
SCALE: 1/4" = 1'-0"

EXISTING CONDITIONS

David Milliken Architect LLC
6764 South Dexter Street
Centennial, CO 80122
303.740.7684

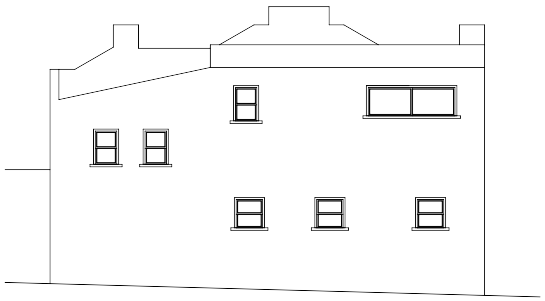
EXISTING CONDITION DRAWINGS

5765 S. CURTICE ST.
LITTLETON, CO
80120

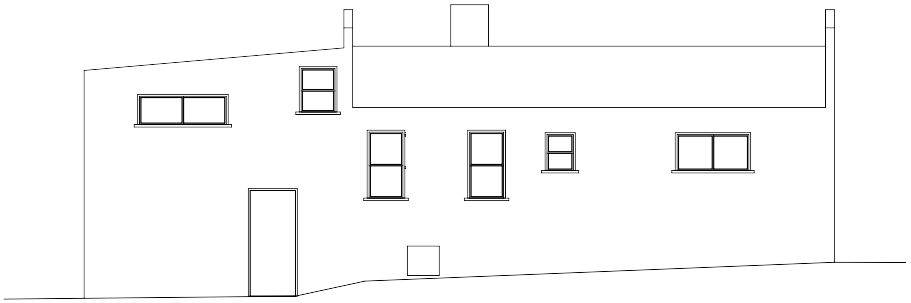
JOB #: 08CM06
DRAWN BY: DTM
DATE: MAR. 31, 2010
REVISIONS:

A 1

5765 S CURTICE HISTORIC ELEVATION



04 WEST ELEVATION
SCALE: 1/4" = 1'-0"



03 SOUTH ELEVATION
SCALE: 1/4" = 1'-0"



02 EAST ELEVATION
SCALE: 1/4" = 1'-0"



01 NORTH ELEVATION
SCALE: 1/4" = 1'-0"

David Milliken Architect LLC
6754 South Dexter Street
Centennial, CO 80122
303.740.7694

EXISTING CONDITION DRAWINGS

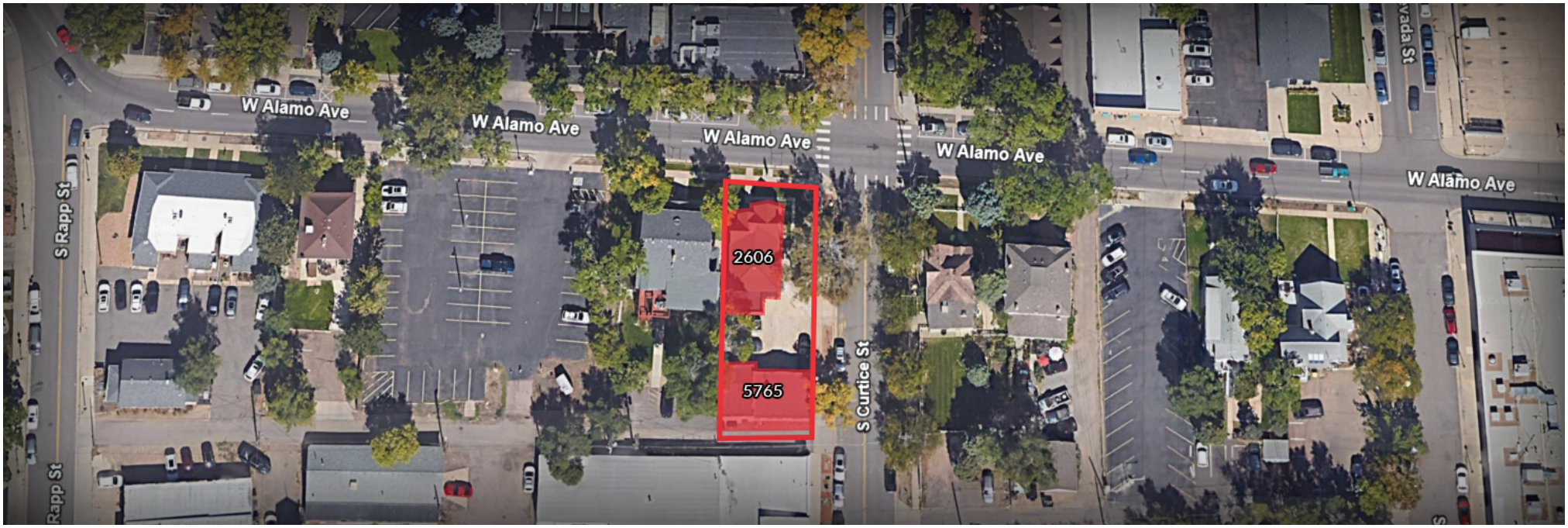
5765 S. CURTICE ST.
LITTLETON, CO
80120

JOB #: 08CM06
DRAWN BY: DTM
DATE: MAR. 31, 2010
REVISIONS:

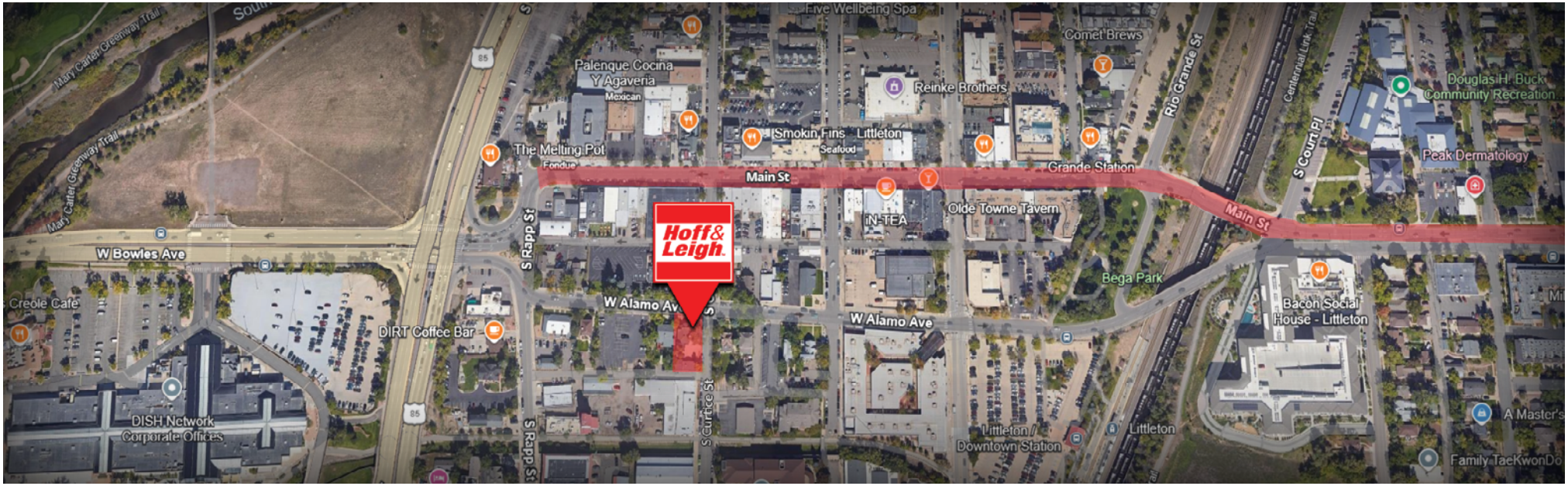
EXISTING CONDITIONS

A 2

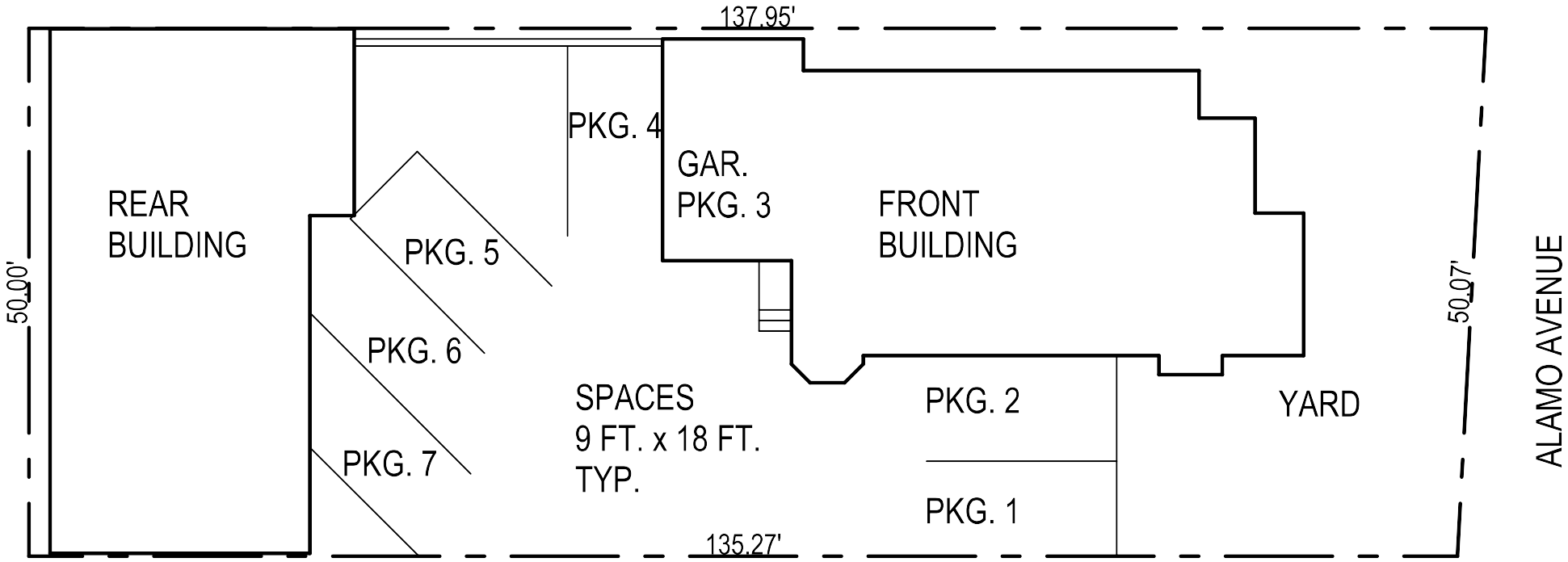
PARCEL MAP



RETAIL MAP



2606 W ALAMO AVENUE & 5765 S CURTICE STREET PARKING PLAN



PARKING PLAN - EXISTING

2606 W. ALAMO AVENUE
LITTLETON, CO 80120

AUGUST 14, 2008

DEMOGRAPHIC HIGHLIGHTS

2606 W ALAMO AVENUE
& 5765 S CURTICE STREET
LITTLETON, CO 80120

1 Mile

DEMOGRAPHICS

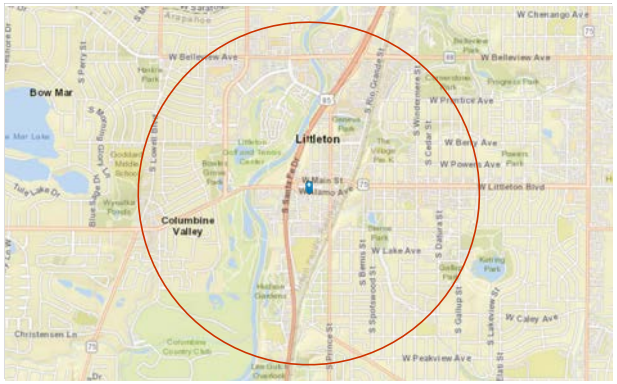
12,511
Population

39.9
Median Age

1.9
Average Household Size

$92,801
Median Household Income

Nearest Cross Street	VPD	Distance (mi)
S Rapp St	8,114	0.0
S Rapp St	9,206	0.0
S Curtice St	8,572	0.0
S Rapp St	9,790	0.1
S Curtice St	9,325	0.1



3 Miles

DEMOGRAPHICS

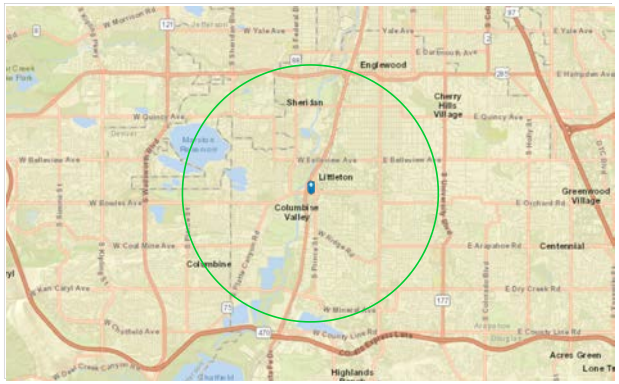
93,847
Population

41.7
Median Age

2.3
Average Household Size

$113,317
Median Household Income

Nearest Cross Street	VPD	Distance (mi)
S Rapp St	8,114	0.0
S Rapp St	9,206	0.0
S Curtice St	8,572	0.0
S Rapp St	9,790	0.1
S Curtice St	9,325	0.1



5 Miles

DEMOGRAPHICS

282,230
Population

40.7
Median Age

2.4
Average Household Size

$112,726
Median Household Income

Nearest Cross Street	VPD	Distance (mi)
S Rapp St	8,114	0.0
S Rapp St	9,206	0.0
S Curtice St	8,572	0.0
S Rapp St	9,790	0.1
S Curtice St	9,325	0.1



POPULATION DETAILS

	1 mile	3 miles	5 miles
Population Summary			
2000 Total Population	11,549	89,827	258,43
2010 Total Population	12,103	88,428	262,78
2022 Total Population	13,121	93,933	280,46
2022 Group Quarters	162	1,206	3,03
2027 Total Population	13,150	94,662	283,44
2019-2024 Annual Rate	0.04%	0.15%	0.21
2022 Total Daytime Population	17,350	88,605	267,93
Workers	11,880	46,373	142,62
Residents	5,470	42,232	125,31
Housing Unit Summary			
2022 Housing Units	7,300	41,510	122,55
Owner Occupied Housing Units	42.6%	60.6%	60.4
Renter Occupied Housing Units	50.8%	34.4%	34.7
Vacant Housing Units	6.6%	5.0%	5.0
2027 Housing Units	7,333	42,551	126,07
Owner Occupied Housing Units	45.4%	61.1%	60.6
Renter Occupied Housing Units	48.4%	33.5%	33.6
Vacant Housing Units	6.2%	5.4%	5.8
2022 Households by Income			
Household Income Base	6,818	39,448	116,48
<$15,000	7.9%	5.6%	4.9
$15,000 - $24,999	6.5%	5.1%	4.7
$25,000 - $34,999	6.4%	4.6%	4.3
$35,000 - $49,999	9.3%	8.1%	8.1
$50,000 - $74,999	14.9%	12.9%	13.3
$75,000 - $99,999	14.1%	12.8%	13.1
$100,000 - $149,999	19.2%	18.4%	19.4
$150,000 - $199,999	9.8%	12.5%	12.4
$200,000+	11.8%	20.1%	19.8
Average Household Income	$113,748	$145,936	$145,48
2022 Population by Age			
Total	13,121	93,934	280,46
0 - 4	4.2%	4.7%	4.9
5 - 9	4.2%	5.2%	5.4
10 - 14	4.1%	5.4%	5.4
15 - 24	10.5%	10.8%	11.3
25 - 34	19.7%	14.3%	15.0
35 - 44	14.8%	14.9%	15.0
45 - 54	10.9%	12.2%	12.2
55 - 64	10.6%	12.4%	11.7
65 - 74	10.7%	11.3%	10.6
75 - 84	6.8%	6.2%	6.1
85 +	3.3%	2.5%	2.5
18 +	85.1%	81.4%	81.0

POPULATION DETAILS

2606 W ALAMO AVENUE & 5765 S CURTICE STREET
LITTLETON, CO 80120

	1 mile	3 miles	5 miles
2022 Population 25+ by Educational Attainment			
Total	10,098	69,362	204,76
Less than 9th Grade	1.0%	1.3%	1.5
9th - 12th Grade, No Diploma	2.6%	2.5%	2.9
High School Graduate	13.0%	14.9%	15.4
GED/Alternative Credential	3.8%	3.3%	3.0
Some College, No Degree	16.8%	15.7%	15.4
Associate Degree	6.1%	6.9%	7.4
Bachelor's Degree	37.6%	35.9%	35.4
Graduate/Professional Degree	19.0%	19.6%	19.0
2022 Consumer Spending			
Apparel & Services: Total $	$16,962,519	$120,023,964	$354,842,89
Average Spent	$2,487.90	$3,042.59	$3,046.2
Spending Potential Index	104	128	12
Education: Total $	$12,346,960	$92,935,404	$274,315,35
Average Spent	$1,810.94	$2,355.90	$2,354.9
Spending Potential Index	105	136	13
Entertainment/Recreation: Total $	$27,507,188	$205,745,003	$604,472,99
Average Spent	$4,034.50	$5,215.60	$5,189.3
Spending Potential Index	99	128	12
Food at Home: Total $	$51,061,070	$365,593,926	$1,076,511,43
Average Spent	$7,489.16	$9,267.74	$9,241.7
Spending Potential Index	103	127	12
Food Away from Home: Total $	$27,931,752	$200,402,303	$592,066,90
Average Spent	$4,096.77	$5,080.16	$5,082.8
Spending Potential Index	105	131	13
Health Care: Total $	$49,576,993	$373,366,369	$1,088,119,57
Average Spent	$7,271.49	$9,464.77	$9,341.3
Spending Potential Index	95	123	12
HH Furnishings & Equipment: Total $	$21,239,501	$158,046,046	$463,871,57
Average Spent	$3,115.21	$4,006.44	$3,982.2
Spending Potential Index	98	127	12
Personal Care Products & Services: Total $	$7,198,452	$51,614,622	$152,218,81
Average Spent	$1,055.80	$1,308.42	$1,306.7
Spending Potential Index	106	131	13
Shelter: Total $	$190,058,170	$1,373,552,186	$4,056,802,50
Average Spent	$27,875.94	$34,819.31	$34,827.1
Spending Potential Index	105	131	13
Support Payments/Cash Contributions/Gifts in Kind: Total $	$21,769,741	$172,251,237	$502,736,47
Average Spent	$3,192.98	$4,366.54	$4,315.9
Spending Potential Index	91	125	12
Travel: Total $	$20,657,940	$155,553,302	$458,959,48
Average Spent	$3,029.91	$3,943.25	$3,940.1
Spending Potential Index	100	130	13
Vehicle Maintenance & Repairs: Total $	$10,050,751	$73,291,146	$214,705,02
Average Spent	$1,474.15	$1,857.92	$1,843.2
Spending Potential Index	100	125	12

INVESTMENT OVERVIEW:

CURRENT PROJECTS IMPACTING CRE IN THE LITTLETON MARKET

2606 W ALAMO AVENUE & 5765 S CURTICE STREET
LITTLETON, CO 80120

Buyers considering opportunities in downtown Littleton, Colorado, should be aware of several significant projects currently underway that are poised to enhance the area's infrastructure, accessibility, and overall appeal.

1. PROJECT DOWNTOWN

Approved by the Littleton City Council in November 2024, Project Downtown is an ambitious initiative with an estimated budget exceeding $140 million. This comprehensive project aims to revitalize key areas of downtown Littleton through:

- **Multimodal Connectivity Enhancements:** Improving transportation options for pedestrians, cyclists, and motorists.
- **Parking Solutions:** Addressing current parking challenges to better accommodate visitors and businesses.
- **Pedestrian Safety Measures:** Implementing features to ensure a safer environment for foot traffic.
- **Wayfinding Improvements:** Enhancing signage and information to assist navigation throughout the downtown area.
- **Green Infrastructure and Streetscape Upgrades:** Incorporating sustainable designs and beautification efforts to elevate the downtown aesthetic.

The project focuses on five major corridors: Main Street, Prince Street, Alamo Avenue, Nevada Street, and Little's Creek Trail. The next phase includes preliminary design work, a parking management study, economic impact analysis, and determining funding pathways for construction.

littletonco.gov

2. DENVER WATER INFRASTRUCTURE UPGRADE

Commencing in early 2025, Denver Water is undertaking a significant infrastructure project to replace aging water pipes in downtown Littleton. This essential upgrade aims to ensure reliable water service for residents and businesses. Construction is scheduled to occur during nighttime hours, from 7 p.m. to 7 a.m., to minimize disruptions. While the city remains open for business during this period, investors should anticipate potential short-term impacts related to construction activities.

denverwater.org

3. HISTORIC MAIN STREET RENOVATIONS

Ongoing efforts are in place to preserve and enhance the historic charm of Main Street between Curtice and Nevada Streets. These renovations include updates to retail spaces, restaurants, and office areas, contributing to the area's appeal and functionality. Such enhancements are likely to attract more visitors and tenants, thereby increasing the potential for business growth and property value appreciation.

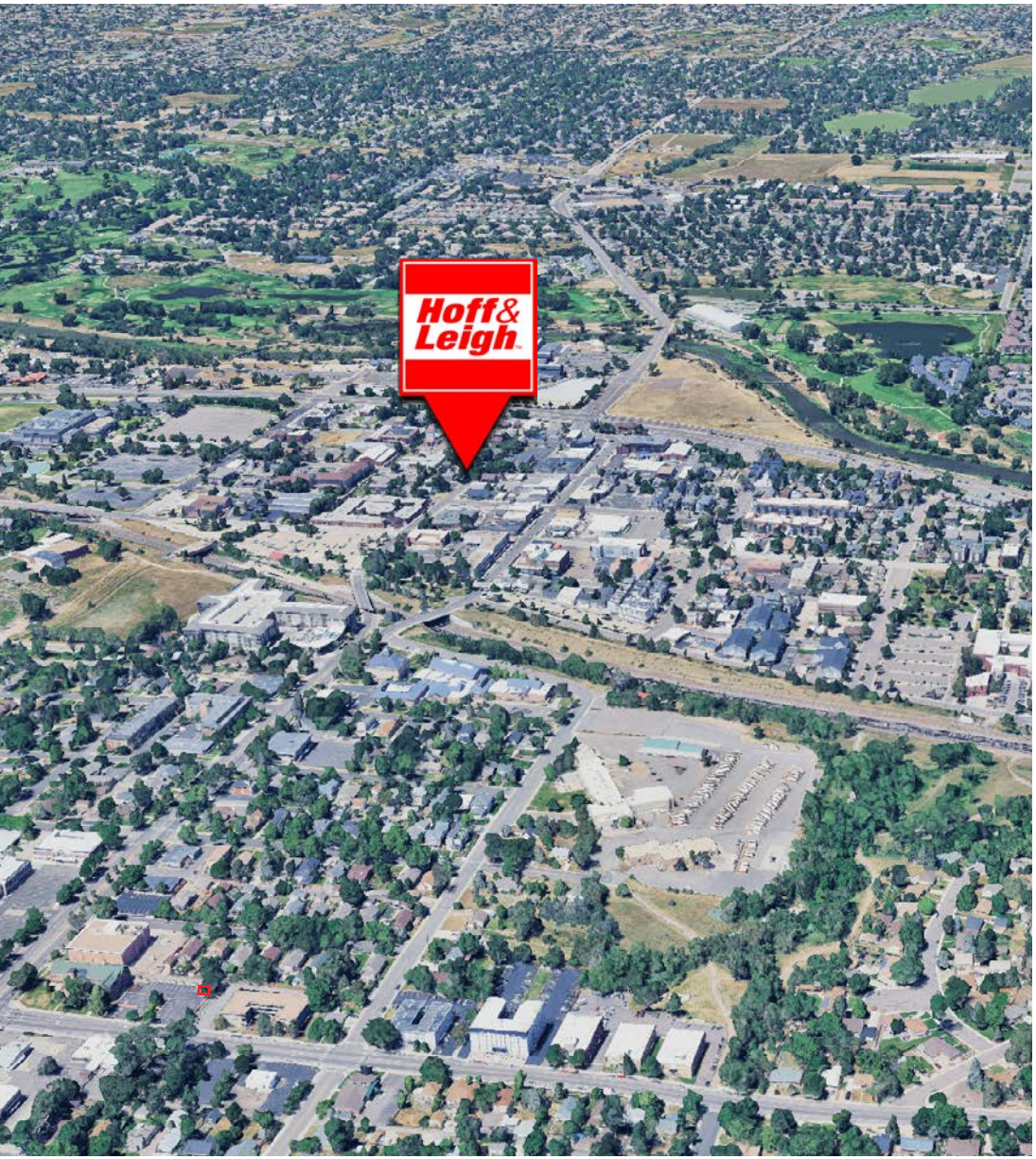
maarchitects.co

Collectively, these projects signify a robust commitment to the development and revitalization of downtown Littleton. Investors can expect these initiatives to enhance the area's attractiveness, potentially leading to increased property values and business opportunities in the near future.

Land Use Zoning Information

LOCATION OVERVIEW

2606 W ALAMO AVENUE & 5765 S CURTICE STREET
LITTLETON, CO 80120



PRIME POSITION IN HISTORIC DOWNTOWN LITTLETON

2606 W Alamo Avenue & 5765 S Curtice Street is strategically located in the heart of **Downtown Littleton**, a vibrant and pedestrian-friendly area known for its historic charm, thriving local businesses, and strong community engagement.

Key Location Highlights:

- **One Block from Historic Main Street:**
  Surrounded by popular restaurants, boutique shops, and entertainment venues, drawing consistent foot traffic.
- **Transit Accessibility:**
  Just minutes from the Littleton Downtown Light Rail Station, offering a direct connection to Denver and surrounding areas, increasing accessibility for customers and employees.
- **Proximity to Arapahoe Community College:**
  A major driver of local activity, bringing in students, faculty, and visitors year-round.
- **High-Income Residential Base:**
  Littleton is home to a mix of young professionals, families, and retirees, supporting strong demand for local businesses and services.
- **Nearby Major Roadways:**
  Convenient access to Santa Fe Drive (US-85) and C-470, allowing easy travel to and from Denver, Englewood, and the broader metro area.

WHY THIS LOCATION?

The combination of **historic character, transit connectivity, and a growing commercial scene** makes 2606 W Alamo Avenue & 5765 S Curtice Street a highly desirable location for investors, businesses, and tenants looking to establish themselves in one of Littleton's most dynamic districts.

NON-ENDORSEMENT AND DISCLAIMER NOTICE

CONFIDENTIALITY AND DISCLAIMER

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The summaries are not complete descriptions of the documents and materials. Interested parties are expected to review all such documents and materials independently. Market financial projections are provided for reference purposes only and are based on assumptions relating to the general economy, competition and other factors beyond the control of HL and are, therefore, subject to material variation. Additional information and an opportunity to inspect the Property will be made available to qualified prospective purchasers upon request. Each purchase offer is to be based strictly and entirely upon the purchaser's independent investigation, analysis, appraisal and evaluation of facts and circumstances deemed relevant by the purchaser. Neither Owner, HL nor any of their respective directors, officers or affiliates have made any representation or warranty, express or implied, as to the accuracy or completeness of this Memorandum or any of its contents, and no legal commitment or obligation shall arise by reason of this Memorandum or its contents. This offering is submitted and received with the understanding that all negotiations for the acquisition of the herein described property will be conducted through HL. The sellers and HL expressly reserve the right, at their sole discretion, to reject any or all expressions of interest or offers to purchase the Property and/or terminate discussions with any entity at any time with or without notice.

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