

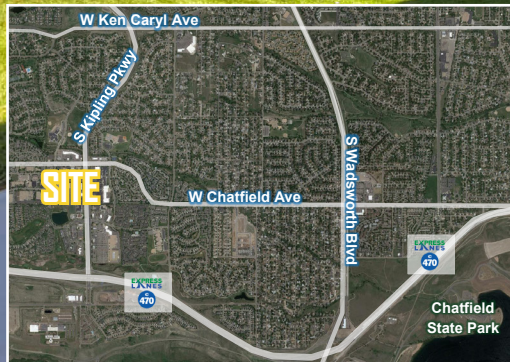
MEDICAL OFFICE SPACE FOR LEASE

LITTLETON MEDICAL ARTS BUILDING

8340 SANGRE DE CRISTO RD., LITTLETON, CO 80127



TREVEY
COMMERCIAL
REAL ESTATE



PROPERTY FEATURES

- Quiet Office Spaces with Open Floor Plans
- Excellent Location Off Kipling & C-470 in Jefferson County
- Building Totals 17,773 SF of Medical / Office Space
- Monument Signage Available
- Ample Parking (4.8:1,000)
- Strong Demographics with Great Access

PROPERTY DETAILS

AVAILABLE	Suite 100: 1,649 RSF
	Suite 105: 4,787 RSF
	Suite 205: 475 RSF
GROSS LEASE RATE	• Suite 100: \$26.50 / SF \$3,641.54 / month
	• Suite 105: \$29.50 / SF \$11,768.04 / month
	• Suite 205: \$30.00 / SF \$1,187.50 / month

2023 DEMOGRAPHICS

Radius	Population	Households	Avg. HH Income
2 Mile	33,994	13,367	\$125,290
5 Mile	136,733	53,460	\$131,895
10 Mile	539,307	211,560	\$118,031

TRAFFIC COUNTS

Average

Approx. 32,000 VPD on Kipling & Chatfield Ave.

Approx. 13,000 VPD on Sangre de Cristo & Chatfield Ave.

Approx. 2,300 VPD along Sangre de Cristo

TREVEY COMMERCIAL

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DAVID MARULLI

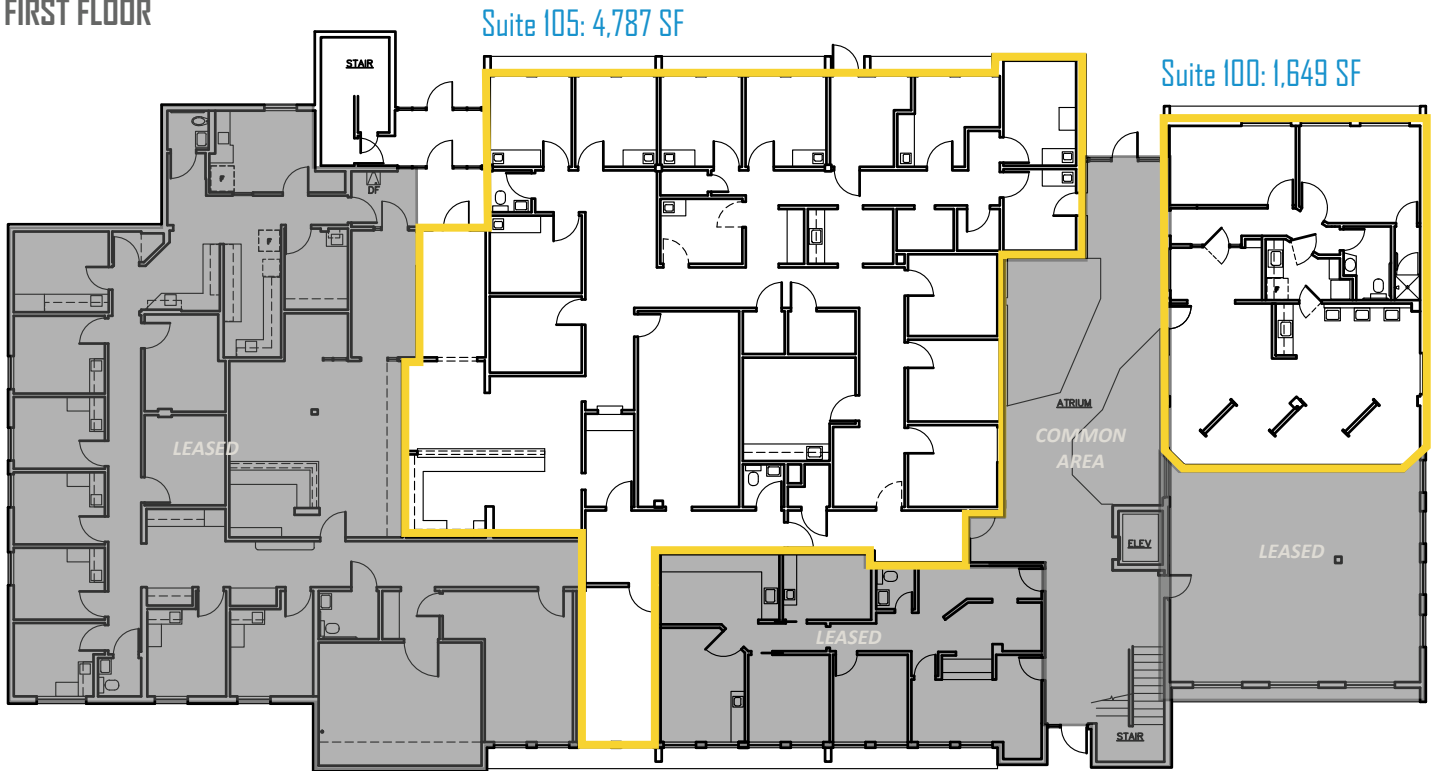
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NICK BEACH

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SPACE PLANS

FIRST FLOOR



SECOND FLOOR



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