

7800 S ELATI STREET

LITTLETON • CO

OFFICE SPACE FOR LEASE



navpoint
REAL ESTATE GROUP



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PROPERTY OVERVIEW

Property Address	7800 S Elati Street, Littleton, CO
Property Type	Office
Lease Price	\$25-\$27/SF
Lease Type	Full Service Gross
Building Occupancy	73.41%
Suite Size	1,143-2,100 SF
Site Size	1.22 AC
Parking Ratio	4.1/1,000 SF
Zoning	Littleton - BC/PL-O
Year Built/Renovated	1984/2014
Parcel #	2077-34-2-01-002



PROPERTY HIGHLIGHTS

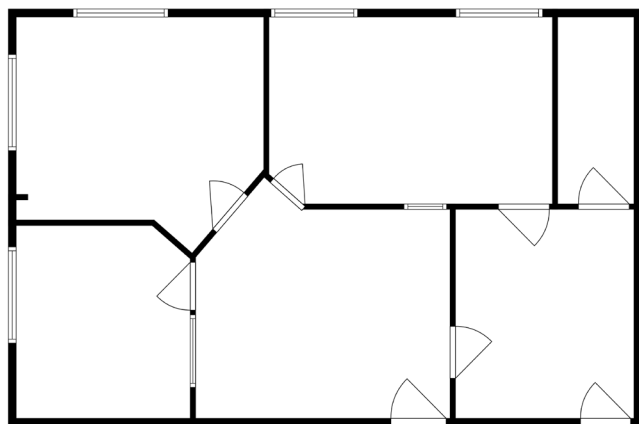
- Excellent location near C-470, S. Broadway, and Santa Fe Drive
- Strong growth corridor with new Costco and multi-family development nearby
- Efficient small-office suites ideal for a wide range of professional users
- Move-in-ready space with elevator access and on-site parking
- Flexible full-service gross leases — one predictable monthly cost
- Well-maintained building and landscaping
- Ample on-site parking at 4.1/1,000 with retail, dining, and services nearby



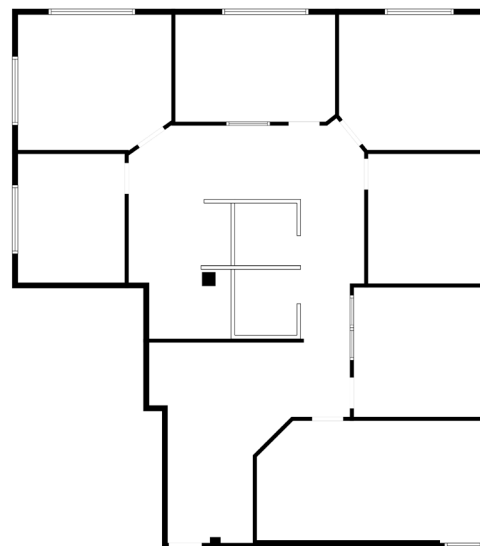
ADDITIONAL PHOTOS



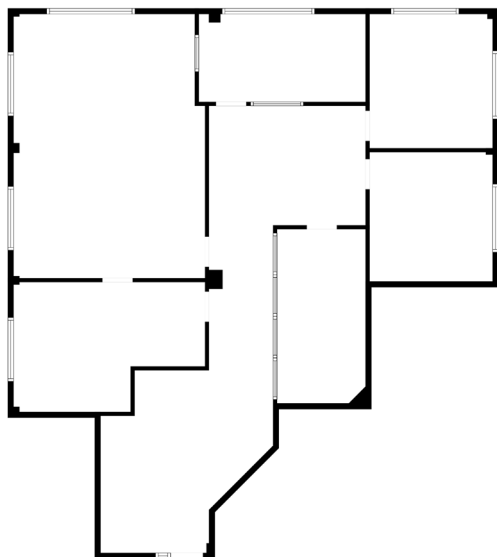
PROPERTY FLOOR PLANS



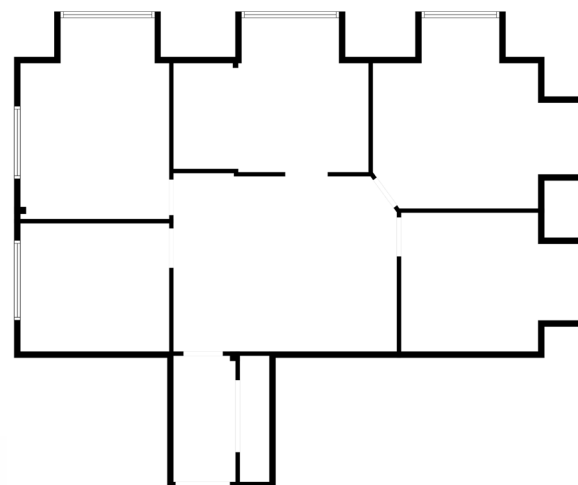
SUITE 303 | 1,143 SF



SUITE 205 | 2,100 SF

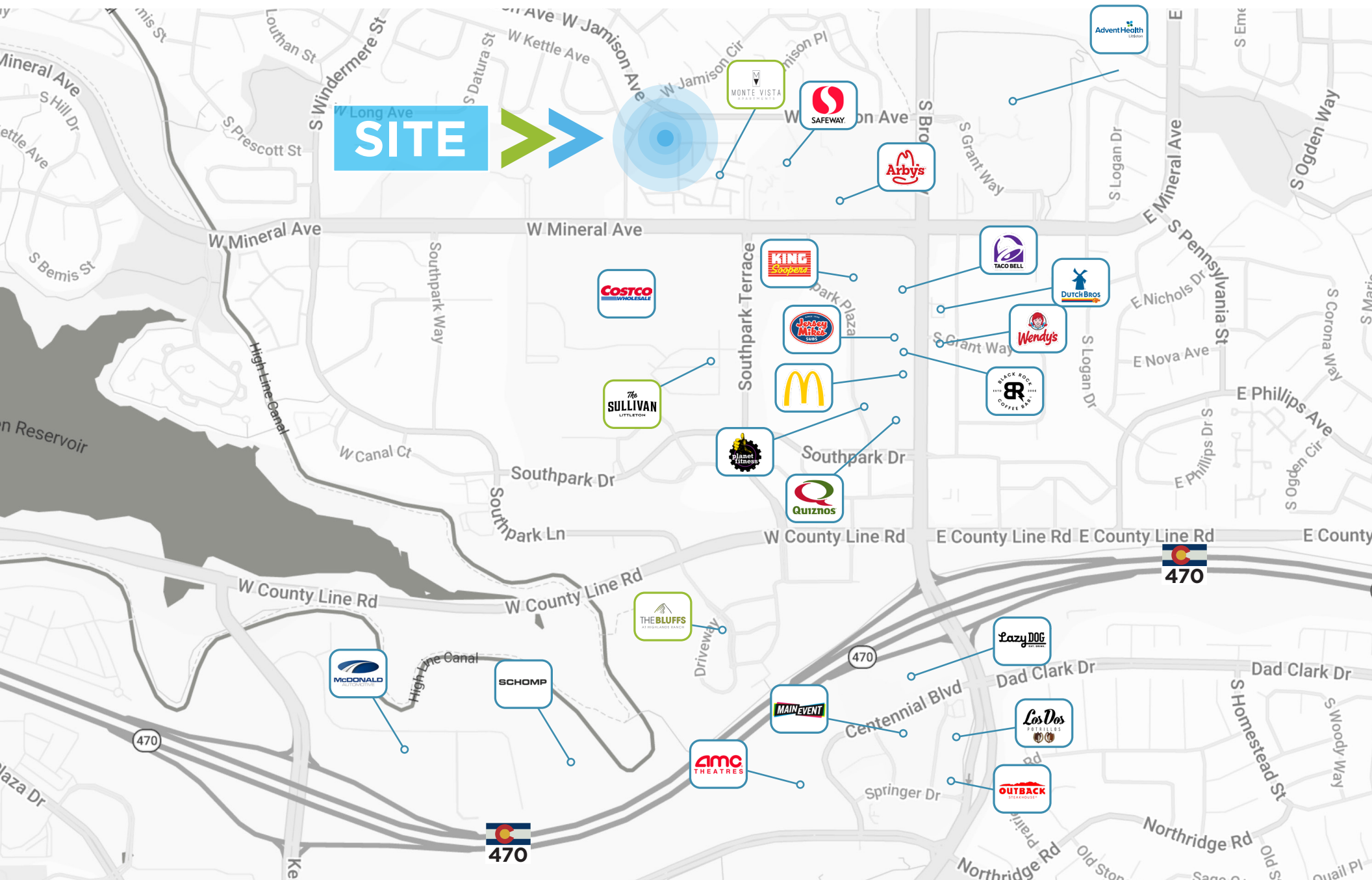


SUITE 111 | 1,700 SF

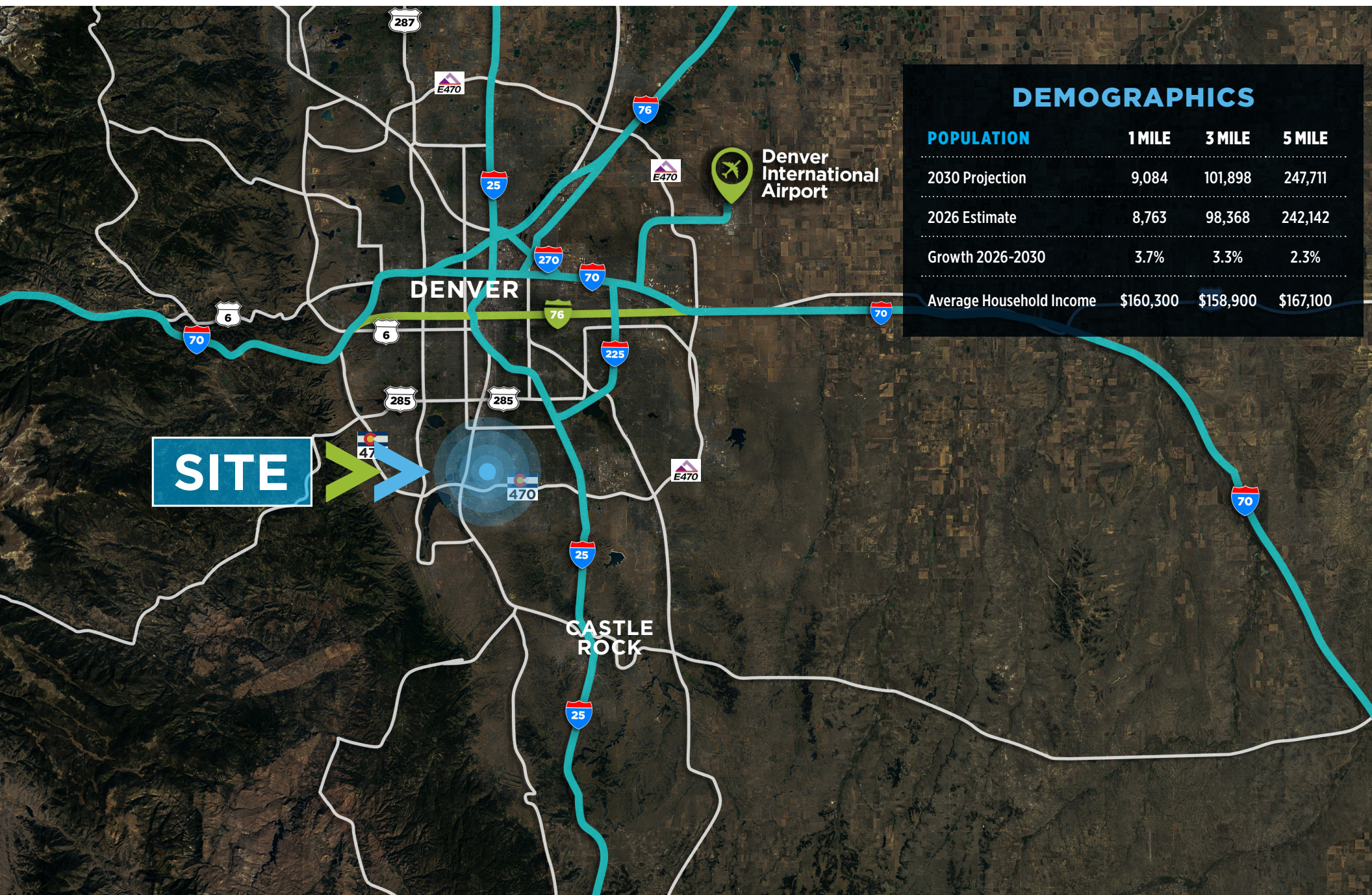


SUITE 300 | 1,650 SF

RETAIL OVERVIEW



LOCATION OVERVIEW



DEMOGRAPHICS

POPULATION

	1 MILE	3 MILE	5 MILE
2030 Projection	9,084	101,898	247,711
2026 Estimate	8,763	98,368	242,142
Growth 2026-2030	3.7%	3.3%	2.3%
Average Household Income	\$160,300	\$158,900	\$167,100

MARKET OVERVIEW

Denver

The Denver-Aurora-Lakewood metro is at the center of Colorado's Front Range, nestled at the convergence of the Great Plains and the majestic Rocky Mountains. The market consists of 10 counties: Broomfield, Arapahoe, Denver, Adams, Douglas, Jefferson, Clear Creek, Elbert, Gilpin and Park. Denver, which is both a county and a city, is the largest of each, with approximately 742,800 residents. Denver also houses the state capitol. Denver's elevation of 5,280 feet above sea level earns it the nickname "Mile High City."

MAJOR
TRANSPORTATION
CENTER



EMPHASIS ON
SKILLED JOBS



THRIVING
ALTERNATIVE
ENERGY SECTOR



MARKET OVERVIEW

METROPLEX GROWTH - ECONOMY

Key drivers of the local economy include aerospace, bioscience, energy, financial services, health care, aviation, information technology and telecommunications. Denver's economy is expanding, with the annual change in gross metropolitan product expected to exceed 2 percent this year. Many of the largest firms are in population-serving businesses, such as retail and health care, and their expansions will track population and income growth. Denver is home to 10 Fortune 500 companies, including Newmont Goldcorp, Arrow Electronics, DISH Network, DaVita, Qurate Retail Group and VF Corporation.



5%
MANUFACTURING



19%
PROFESSIONAL AND
BUSINESS SERVICES



13%
GOVERNMENT



10%
LEISURE & HOSPITALITY



8%
FINANCIAL ACTIVITIES



18%
TRADE, TRANSPORTATION,
& UTILITIES



7%
CONSTRUCTION



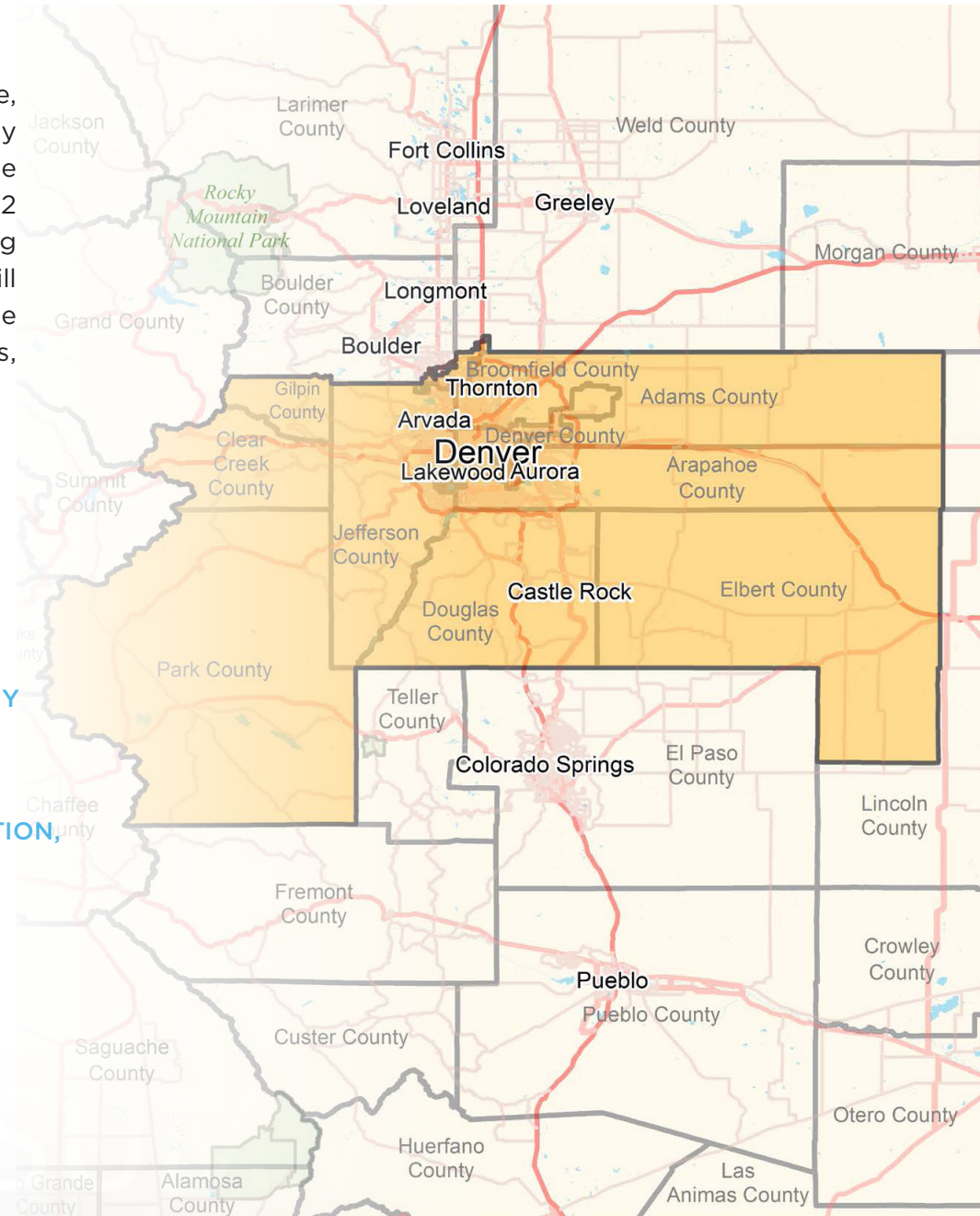
12%
EDUCATION &
HEALTH SERVICES



3%
INFORMATION



4%
OTHER SERVICES



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