7800
S ELATI STREET
LITTLETON · CO

OFFICE INVESTMENT FOR SALE
7800 S ELATI STREET
LITTLETON, CO

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REAL ESTATE GROUP

EXECUTIVE SUMMARY

NavPoint Real Estate Group is pleased to present 7800 S. Elati Street, a 26,835-square-foot multi-tenant office building, as per Arapahoe County records, located in Littleton's Southpark submarket. Priced at $3,850,000, the offering pairs stable, in-place income, with clear day-one upside. At only approximately 73% occupied, there are four suites ready to lease. Additionally, in-place leases are at well below market rents for the sub-market, and there is an excellent opportunity to leverage the building's actual square footage as reflected in county records compared to the rent roll square footage of only 24,793. As a result, a new owner can find several ways to grow income and add value quickly. With an All-Cash IRR of of 13.52%, leveraged IRR of 21.06% and a stabilized Cap Rate of over 10%, this asset is prime for investment.

Location is ideal sitting just off C-470 and Broadway, across from the new Costco now under construction and a planned multi-family development, offering quick access to E-470, Santa Fe, and the full Southpark retail corridor. The three-story asset on 1.22 acres is extremely well maintained showing pride of ownership, with a high parking ratio of 4.1/1,000 and a suite mix skewed toward smaller offices, the product that stays in demand in the current office environment. That mix has driven strong retention, with tenants renewing year after year and no single lease carrying the rent roll

PROPERTY OVERVIEW

ADDRESS
7800 S Elati Street, Littleton, CO 80120, USA

PROPERTY TYPE
Office Building Investment

BUILDING SIZE
26,835 SF
(AS PER COUNTY RECORDS)

PARCEL
2077-34-2-01-002

YEAR BUILT
1984

PRICE
$3,850,000

PRICE/SF
$143.47

NOI*
$230,756
(AS-IS)

CAP RATE
5.99%
(CURRENT AS-IS)

7.59%
(12-MONTH PRO-FORMA)

10%+ Cap Rate Stabilized!

ZONING
Littleton - BC/PL-O

PARKING RATIO
4.1/1000

PROPERTY HIGHLIGHTS

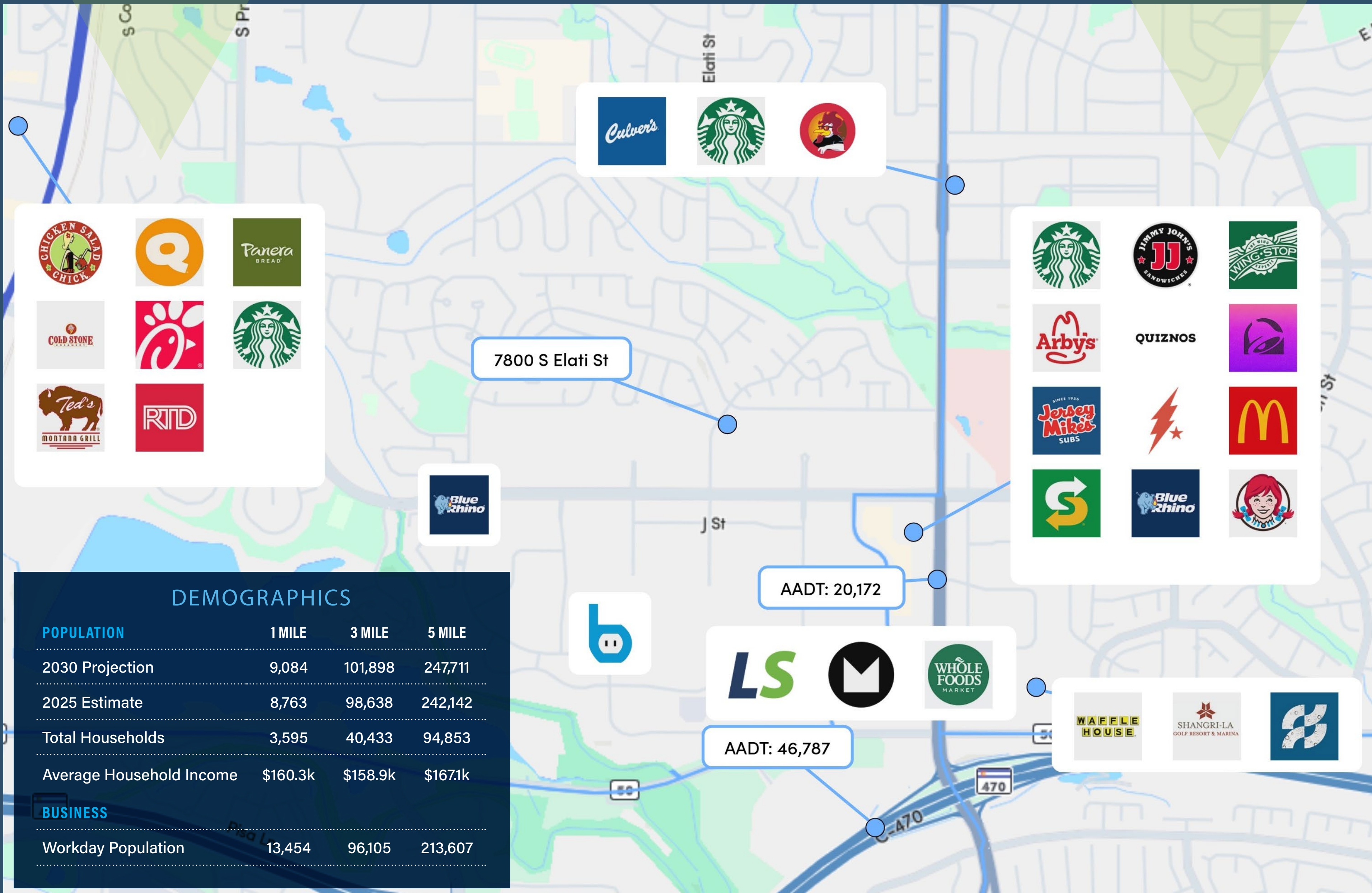
- Excellent Location Near C-470/Broadway
- Huge Growth/Development with Costco & Multi-Family Across the Street
- Small Office Suites Positioned in the Highest-Demand Segment of the Office Market
- Incredible Tenant Retention
- Well Maintained Building and Landscaping
- Abundant Parking and Many Amenities Nearby
- Value-add Upside Through Lease-Up and SF Recapture

*Modeled on tenant rent roll square footage of 24,793

PROPERTY PHOTOS

LOCATION & AERIAL

DEMOGRAPHICS AND LOCATION MAP



DEMOGRAPHICS

POPULATION	1 MILE	3 MILE	5 MILE
2030 Projection	9,084	101,898	247,711
2025 Estimate	8,763	98,638	242,142
Total Households	3,595	40,433	94,853
Average Household Income	$160.3k	$158.9k	$167.1k
BUSINESS			
Workday Population	13,454	96,105	213,607

A CLOSER LOOK AT LITTLETON

STRONG DEMOGRAPHICS FOR THIS TYPE OF PROPERTY

POPULATION POSITIVE GROWTH

- 2019 – 85,137
- Estimated 2024 – 88,831 (4.34% positive growth)

FINANCIALLY STABLE

- Median household income is $131,800 within a 1 mile radius
- 79% of occupied housing units are owner occupied

DOWNTOWN LITTLETON

Downtown Littleton is located approximately 4.5 miles from this office building. Office spaces are available there, but are often difficult for tenants because of the lack of parking. There are over 220 businesses in downtown. Main Street is lined with charming art galleries, antique shops, unique clothing boutiques and popular restaurants and bars. Downtown hosts numerous events including: a weekly Farmer's Market, Mardis Gras celebration, fireworks, concerts and art shows. The 87th annual Western Welcome Week celebration is a community favorite hosting 40 events benefiting local civic and charitable organizations.

STRONG RESIDENTIAL NEIGHBORHOODS

Desirable, high-income neighborhoods including Bow Mar, Grant Ranch, and Highlands Ranch are all within 10–20 minutes of the property, providing a strong surrounding demographic and convenient access for professional office users.

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

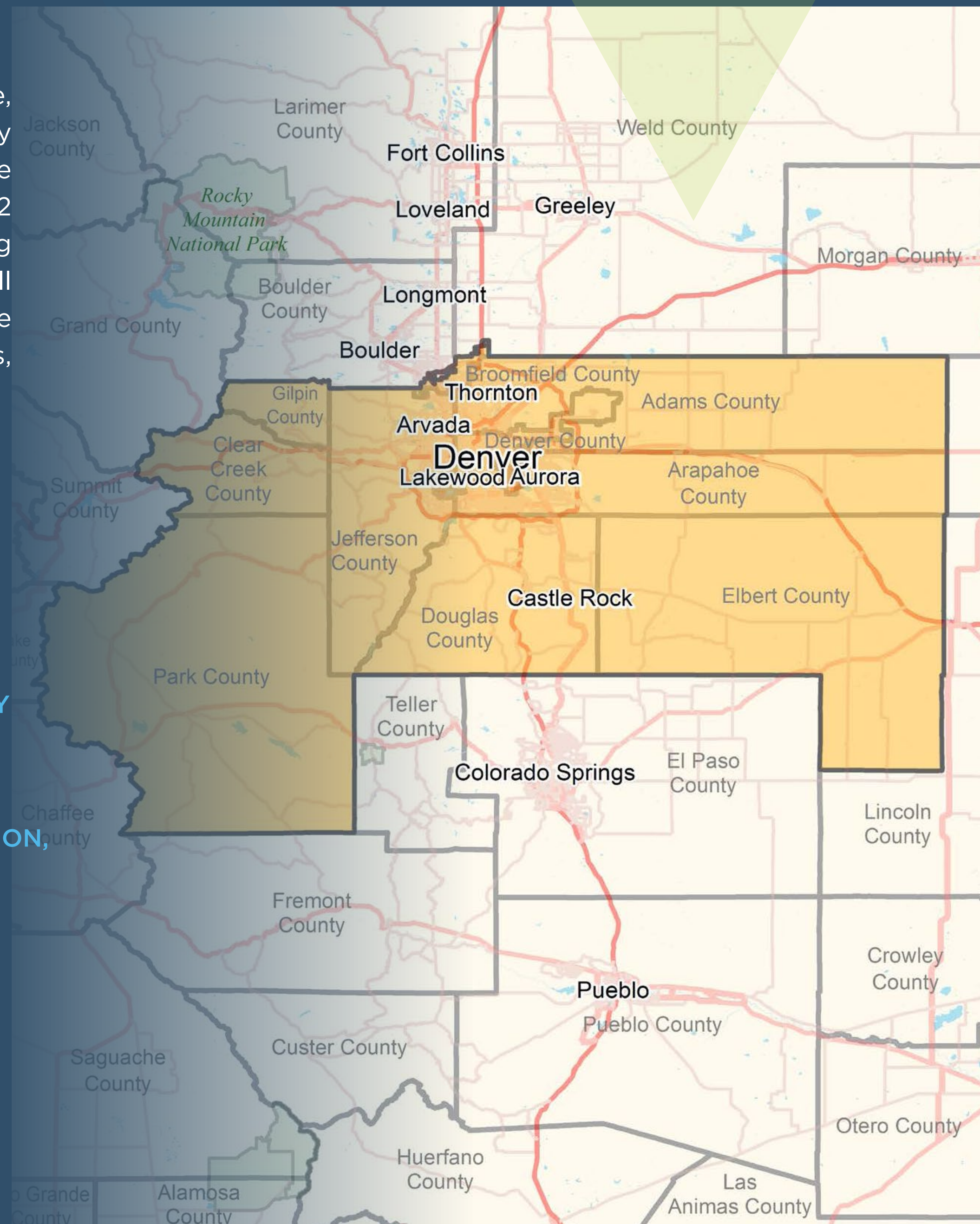
18%
TRADE, TRANSPORTATION, & UTILITIES

7%
CONSTRUCTION

12%
EDUCATION & HEALTH SERVICES

3%
INFORMATION

4%
OTHER SERVICES



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