

**AVAILABLE FOR SALE OR LEASE**

# **Industrial/Retail Showroom Opportunity**



# 8538

**S SAULSBURY STREET**

**LITTLETON | COLORADO**

**Karen Landers**

Senior Commercial Advisor

303.947.3665

[Karen@KentwoodCommercial.com](mailto:Karen@KentwoodCommercial.com)

# INTRODUCING

## 8538 S Saulsbury Street



For Sale: **\$1,600,000**

For Lease: **\$7,500/Mo.**



2,880 SF



C-1 Zoning

### Available for Sale or Lease! Modern Retail, Showroom & Automotive Service Opportunity

Position your business in this newly constructed retail, showroom, or automotive service property available for sale or lease at 8538 S. Saulsbury Street in Littleton. Completed in 2023, this highly visible corner property offers exceptional curb appeal with professional landscaping, an attractive stucco exterior with stone accents, ample off-street parking, and a distinctive drive-through canopy entrance. Situated on a 15,646-square-foot lot, the property is well suited for retail, showroom, automotive service, or a variety of commercial users seeking a modern, high-quality facility.

Designed with flexibility in mind, the building features two drive-in doors, soaring ceilings, abundant natural light, and an open floor plan spanning two large rooms that can accommodate a variety of operational layouts. Recent interior improvements include fresh paint and two remodeled private restrooms, creating a move-in-ready environment for a new owner or tenant. Conveniently located near Chatfield State Park with excellent access to C-470 and the surrounding southwest metro area, this property offers outstanding visibility, accessibility, and functionality in one of Littleton's most desirable commercial corridors.





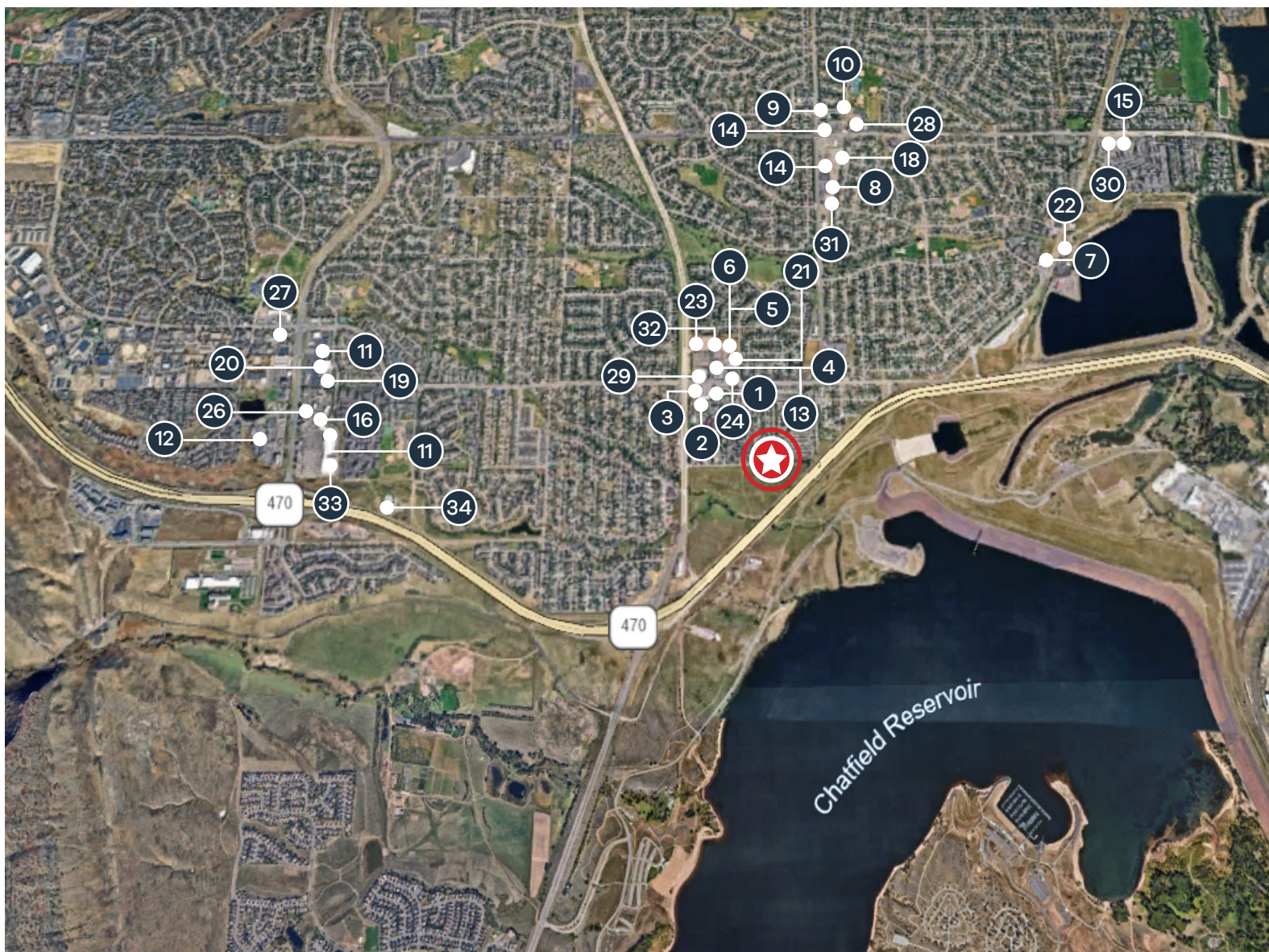
---

## PROPERTY FEATURES

---

Newly constructed in 2023 · 15,646 SF corner lot · Two drive-in doors · Drive-through canopy entrance · Open floor plan across two spacious work areas/showrooms · High ceilings with abundant natural light · Two remodeled private restrooms · Fresh interior paint · Professional landscaping · Attractive stucco exterior with stone accents · Ample off-street parking · Convenient West Littleton location off of E-470

# AREA HIGHLIGHTS



## DINING/BARS

1. Jimmy John's
2. Asian Spice
3. McDonald's
4. Southside Pizzeria
5. Subway
6. Tamale Kitchen
7. Hogback BBQ & Grill
8. Columbine Bar & Restaurant
9. Sawa Sushi
10. Robert's Italian Restaurant/Deli
11. Nanu's Kitchen - Indian Eatery
12. HiLo American Eatery

## COFFEE/CONFECTIONS

13. Starbucks
14. Dairy Queen
15. Dunkin' Donuts
16. Vellichor Coffee Roasters
17. Speckle Tea

## HEALTH & WELLNESS

18. Anytime Fitness
19. Planet Fitness
20. CorePower Yoga
21. Pure Barre
22. The Volleyball Club

## RETAIL/SERVICES

23. King Soopers
24. Walgreens
25. BMO Bank
26. Chase Bank
27. Wells Fargo Bank
28. Julie Nails & Lash
29. 7-Eleven
30. Blush Nail Spa
31. Summer Blooms
32. UPS Store
33. Kohl's
34. Foothills Rec Center



**Karen Landers**  
Senior Commercial Advisor

215 Saint Paul Street, Suite 200  
Denver, Colorado 80206

303-947-3665  
Karen@KentwoodCommercial.com

**Kentwood**  
Commercial

All information deemed reliable but not guaranteed and should be independently verified. All properties are subject to prior sale, change or withdrawal. Neither listing broker(s) nor Kentwood Commercial shall be responsible for any typographical errors, misinformation, misprints and shall be held totally harmless.