



**1.1 ACRE  
SITE**

**LIST PRICE: \$2,100,000 (\$43/SF)**

#### PROPERTY OVERVIEW

405 W Prentice Lot Size:	0.53 Acres
5280 S Delaware Lot Size:	0.57 Acres
Total Acreage:	1.1 Acres

#### PROPERTY HIGHLIGHTS

- Favorable MFR zoning (Multifamily residential)
- Allowable density of 48 units
- Undersupplied submarket

#### PROPERTY/AREA DETAILS

Located in the heart of Littleton, 405 W Prentice Ave & 5280 S Delaware St. presents a rare infill opportunity to develop in one of Metro Denver's most desirable and supply-constrained submarkets. The site is highlighted by bright southern exposure and partial mountain views off the front plus water/river views of historical Big Dry Creek off the back. Additionally, the side includes favorable MFR zoning and an allowable density of up to 48 units offering an exceptional opportunity for developers to capitalize on.

For more information, please contact:

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