

Littleton | CO 80120

5800

S NEVADA STREET

— Downtown Littleton —

High-End Downtown Littleton Office with Private Garage Parking for ±15 Cars

CBRE



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Exclusively offered by:

Monica Wiley

+1 303 583 2013

monica.wiley@cbre.com

Jeff Wood

+1 303 583 2012

jeffrey.wood@cbre.com

Kyle Benson

+1 720 443 7363

kyle@sessionsllc.com

Colton Reimer

+1 303 628 1787

colton.reimer@cbre.com

The Offering

CBRE is pleased to offer for sale this exceptional Office property that has been completely renovated in Downtown Littleton.

Currently used as a Law Office, the current owners painstakingly restored this former one-level industrial building giving it a unique feel with ceilings as high as 30' in some places, exposed steel I-beams and polished concrete flooring. In 2016, when the renovations took place, all new HVAC systems were installed as well as a new roof. Property features numerous perimeter offices, several conference rooms, and built-in cabinetry throughout the Library, Reception, Copy Rooms and Kitchen. Front lobby features built-in reception desk, two spacious conference rooms, private phone booths, extensive storage space, and private restrooms for guests. In the rear of the building is large training room with projector screen and high ceilings. There is also a large storage area, but the best part may be the Private attached Garage for ±15 vehicles with remote door access for employees.





Investment Highlights



Downtown Littleton location with walkability to numerous restaurants and retail establishments



±15 Spot Private Garage parking within the building offering **security** and **privacy**



All new HVAC Systems and Roof in 2016



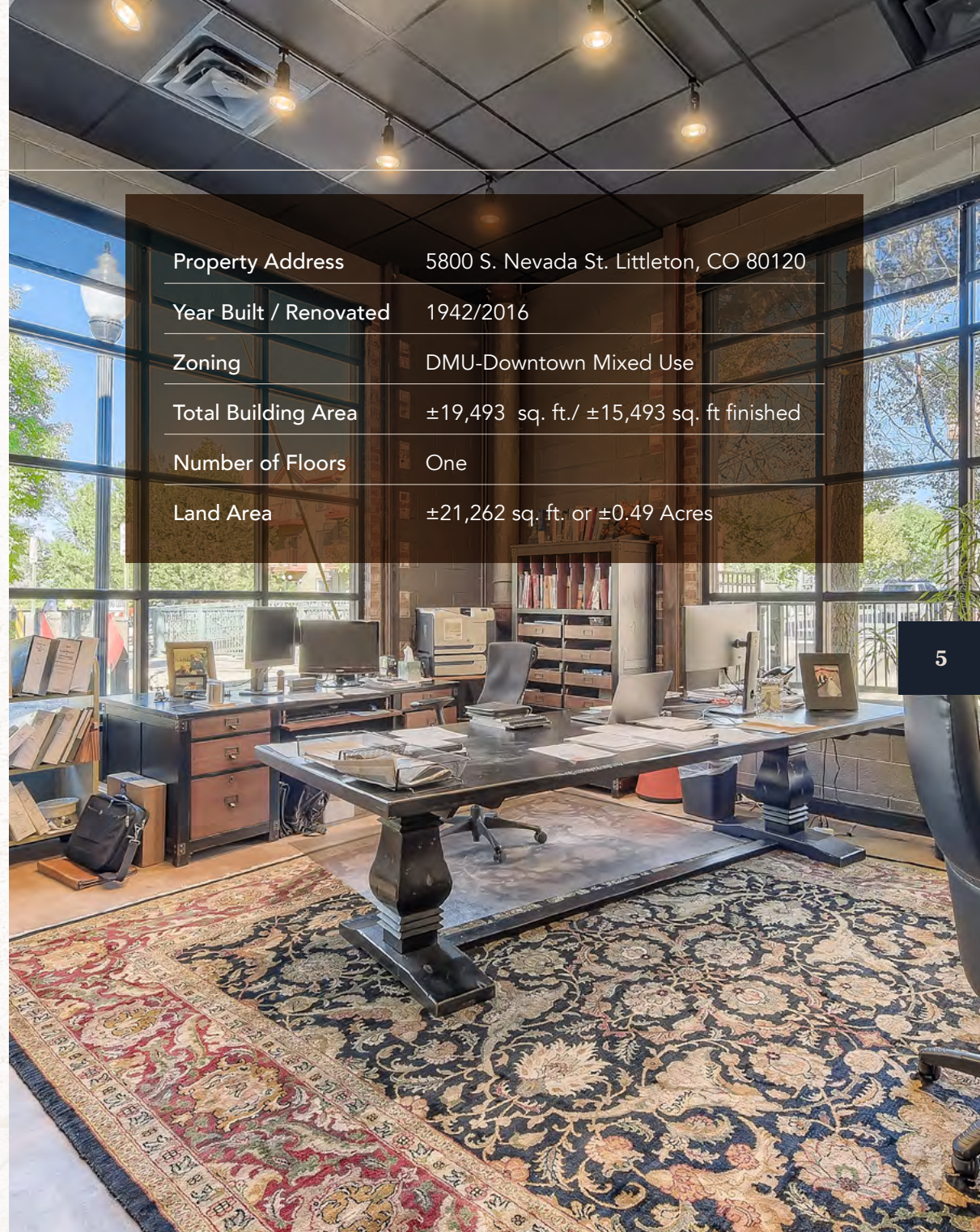
Class A Finishes and **Turn-Key Condition** for next Owner



±0.49 acres bordering Little's Creek with public bridge right into Downtown



DMU zoning for **Downtown Mixed Use**, which allows for mixed use buildings with an active, pedestrian oriented street edge and are typically two to three stories.



Property Address	5800 S. Nevada St. Littleton, CO 80120
Year Built / Renovated	1942/2016
Zoning	DMU-Downtown Mixed Use
Total Building Area	±19,493 sq. ft./ ±15,493 sq. ft finished
Number of Floors	One
Land Area	±21,262 sq. ft. or ±0.49 Acres



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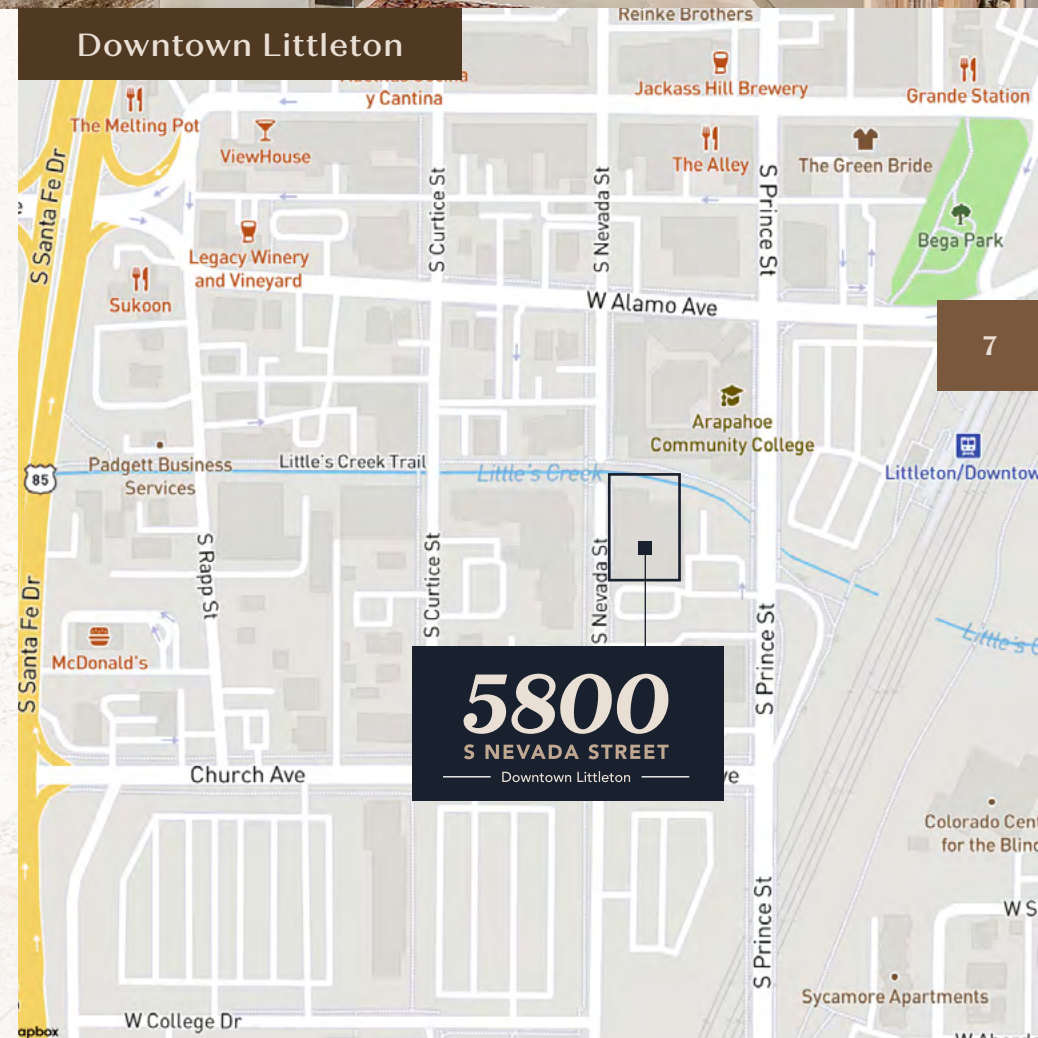
S NEVADA STREET

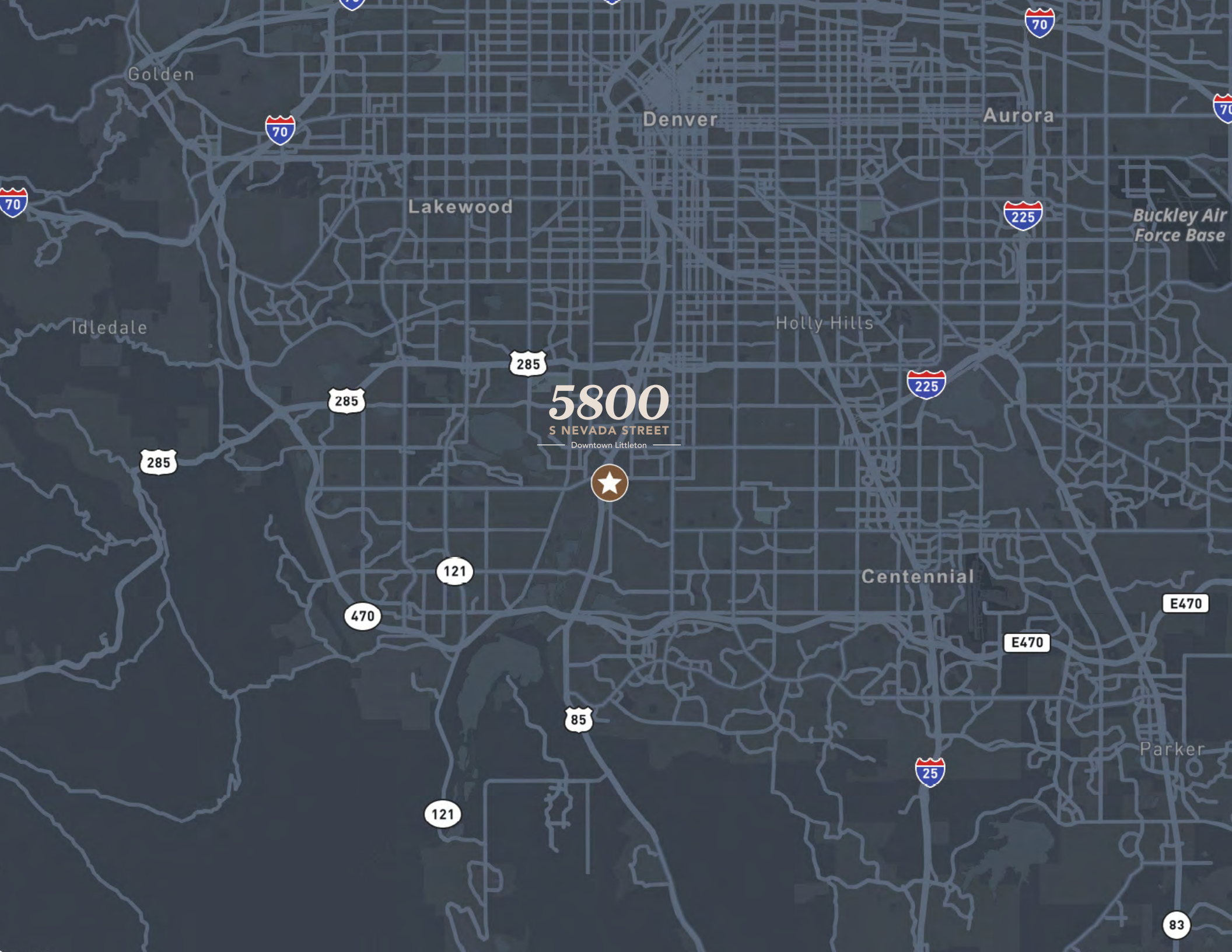
Downtown Littleton

The one level red brick building was built in 1942 and was completely renovated in 2016. It consists of ±19,443 square feet on a ±0.49 acre lot directly on Little's Creek in downtown Littleton and across the street from the Littleton / Downtown Light Rail Station. The pedestrian bridge across the dead-end street gives people access to the Main Street shops and restaurants of quaint downtown Littleton only one block away. The interior of the building has been beautifully renovated giving the space high ceilings, exposed steel I-beams and ductwork yet incorporating warm details such as reclaimed wood accent walls, carpeting in many of the areas, and built in bookcases and cabinetry throughout. The large training room in the back is great for larger conferences or educational programs. Plenty of storage is built in throughout the property including a separate storage room with mezzanine. The attached private garage is a car lover's dream and ideal for employees to have private, covered parking. You will not want to miss touring this very special property!

Legal Description:	Lots 1-7 & W 3.6 Ft of Lots 34-40 Blk 14 Peabodys Resub Tog With S 1/2 Vac St Adj On N
AIN #	2077-17-4-16-014 Arapahoe County
Property Taxes	\$51,857 Annually (2021, Payable 2022)
Zoned	DMU, City of Littleton, CO
Ownership	The South Nevada LLC
Price	\$5,950,000

Downtown Littleton





Golden

Denver

Aurora

Lakewood

Buckley Air Force Base

Idledale

Holly Hills

Centennial

Parker

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Downtown Littleton

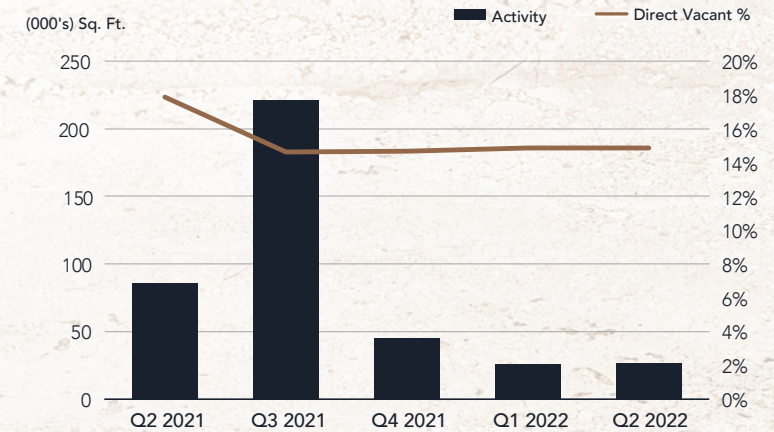


Market Overview

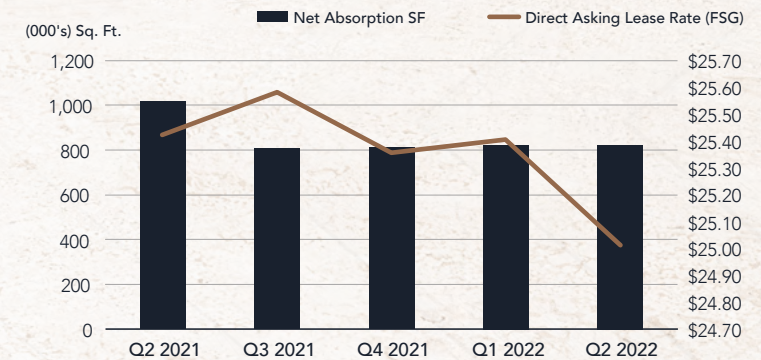
Downtown Littleton (Q2 2022)

	Q2 2021	Q3 2021	Q4 2021	Q1 2022	Q2 2022
Total NRA	5,702,227	5,531,656	5,531,656	5,531,656	5,531,656
Direct Vacant %	17.9%	14.6%	14.7%	14.8%	14.9%
Sublease Vacant %	0.3%	0.4%	0.6%	0.6%	0.5%
Direct Available %	16.1%	16.4%	15.6%	15.2%	15.3%
Sublease Available %	0.7%	0.8%	1.0%	1.0%	0.5%
Sublease Available SF	42,610	46,809	57,163	55,823	28,783
Net Absorption SF	(1,501)	197,531	(2,891)	(25,620)	(1,342)
Direct Asking Lease Rate (FSG)	\$25.42	\$25.58	\$25.36	\$25.41	\$25.01
Direct Asking Lease Rate (FSG)	\$27.94	\$28.29	\$28.37	\$28.19	\$27.96

Activity vs Direct Vacant Percent



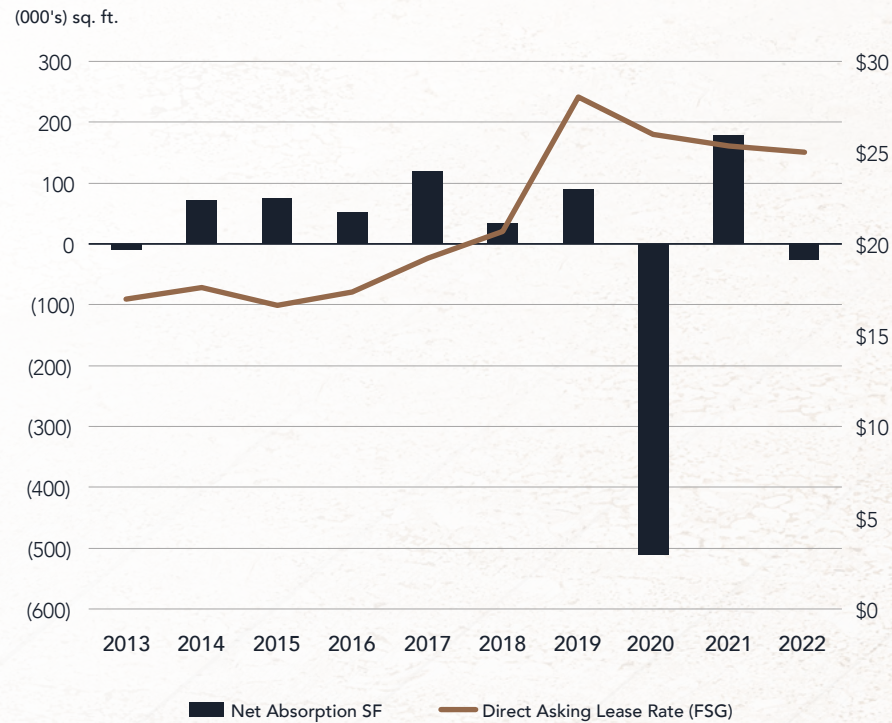
Absorption vs Direct Asking Lease Rate



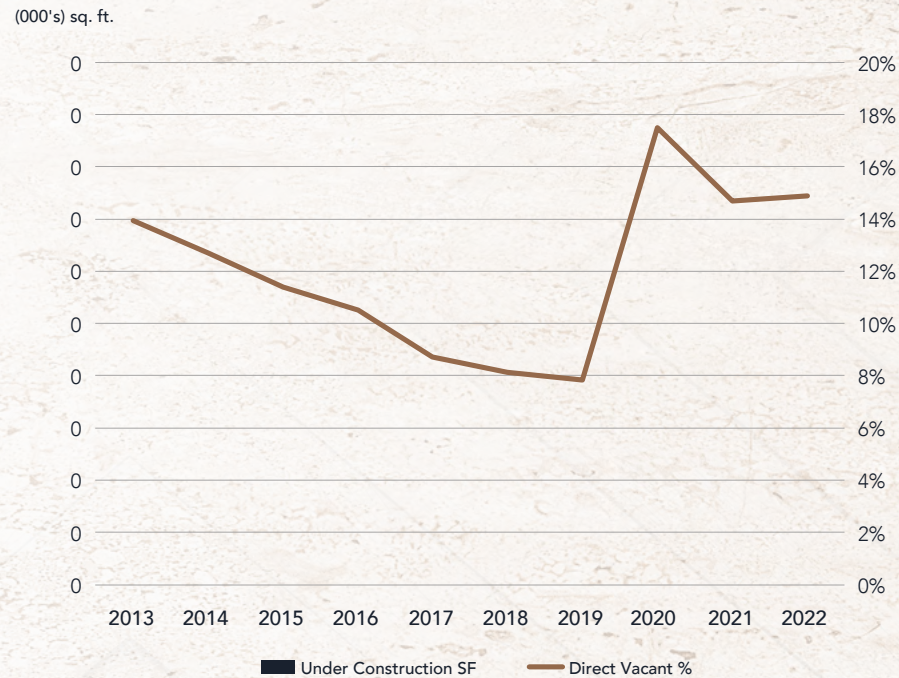
	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022
# of Buildings	96	96	96	96	95	95	94	96	92	92
Total NRA	5,754,599	5,754,599	5,754,599	5,754,599	5,571,168	5,571,168	5,535,977	5,698,276	5,531,656	5,531,656
Direct Vacant %	13.9%	12.7%	11.4%	10.5%	8.7%	8.1%	7.8%	17.5%	14.7%	14.9%
Total Available SF	1,017,328	1,068,458	904,529	881,185	691,198	656,901	1,215,974	941,253	918,095	876,468
Sublease Available SF	102,430	66,096	74,687	158,145	114,154	84,246	20,136	28,762	57,163	28,783
YTD Change in Avail.	(21,315)	51,130	(163,929)	(23,344)	(189,987)	(34,297)	559,073	(274,721)	(34,796)	(41,627)
Direct Asking Lease Rate (FSG)	\$16.98	\$17.59	\$16.63	\$17.35	\$19.22	\$20.68	\$28.06	\$26.02	\$25.36	\$25.01
Net Absorption SF	(8,893)	71,685	74,343	50,378	118,928	33,474	88,478	(511,199)	178,577	(26,962)

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Absorption vs Direct Asking Lease Rate



Under Construction vs Direct Vacant Percent

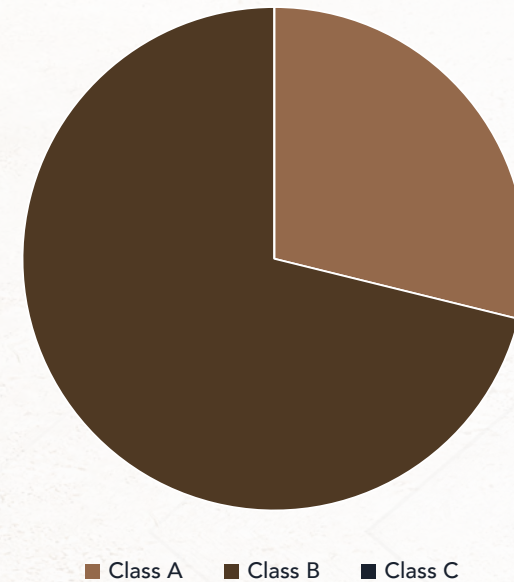


Office, Q2 2022

Trends*	Year-over-Year	Quarter-over-Quarter
Construction	▼	▲
Vacancy	▼	▲
Absorption	▲	▼
Lease Rates	▲	▼
Activity	▼	▼

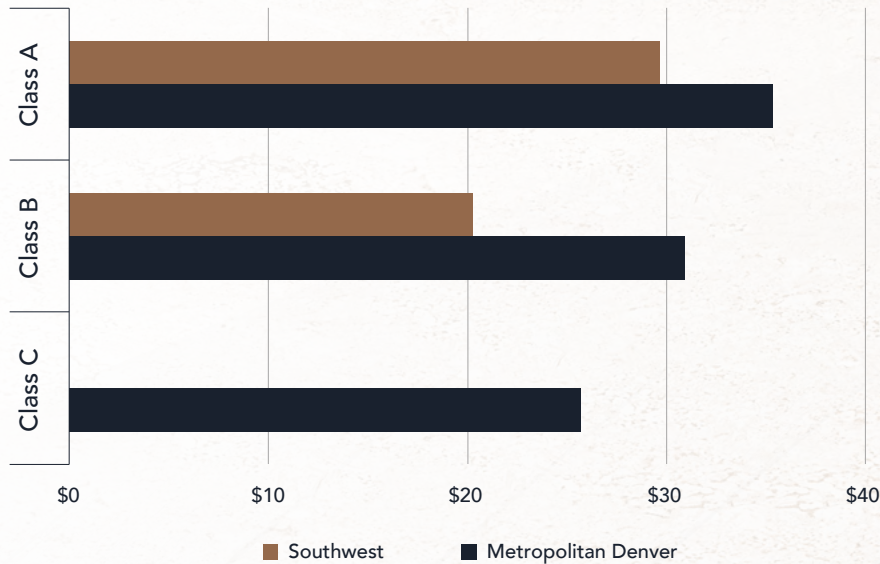
*The arrows indicates trends over a time period and don't represent a positive or negative value (e.g. absorption could be negative, but represent a positive trend)

Southwest NRA By Class

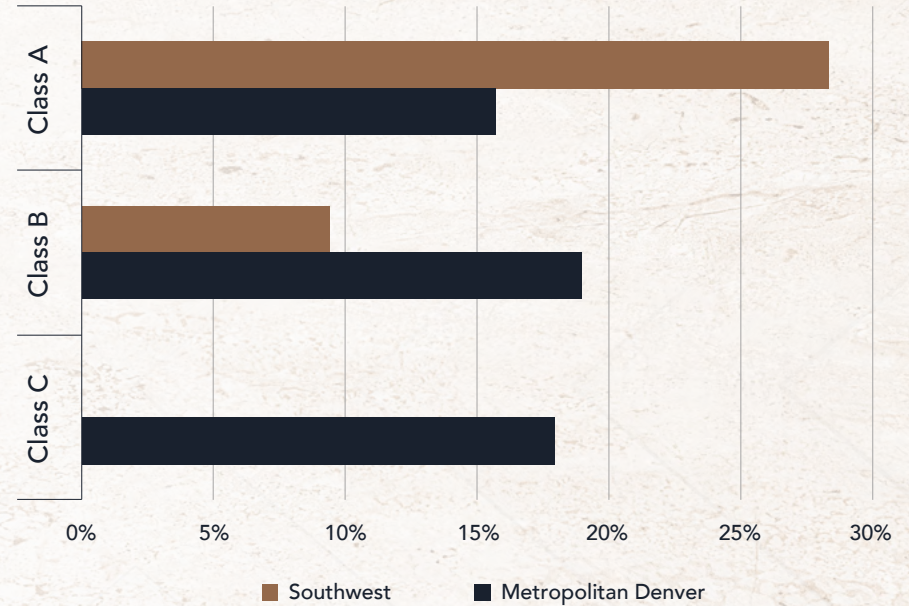


	Total NRA	Direct Asking Lease Rates	Direct Vacancy
Metropolitan Denver	121,239,016	\$32.08	17.4%
Class A	53,346,692	\$35.31	15.7%
Class B	53,529,283	\$30.89	19.0%
Class C	14,363,041	\$25.70	18.0%
Southeast	5,531,656	\$27.96	14.9%
Class A	1,595,687	\$30.80	28.3%
Class B	3,935,969	\$24.70	9.4%

Direct Asking Lease (FSG)



Direct Vacancy



Market Summary:

Leasing momentum continued in Q2 2022 with 1.0 million sq. ft. of deals transacted—marking the fifth consecutive quarter of deal volume exceeding 1.0 million sq. ft. The office construction pipeline strongly rebounded with 2.4 million sq. ft. under construction at the end of Q2 2022. Seven properties totaling 1.6 million sq. ft. broke ground this quarter across multiple submarkets. Q2 2022 investment sales totaled \$1.0 billion, up 75.9% from the volumes in Q2 2021. Metro Denver posted negative

108,000 sq. ft. of direct net absorption in Q2 2022. Total vacancy rose moderately on a quarter-over-quarter basis, increasing 60 bps to 20.0%. Sublease availability increased 6.2% from the previous quarter to 4.8 million sq. ft. but is down from the peak of over 5.0 million sq. ft. at mid-year 2021. The average direct asking lease rate increased marginally in Q2 2022, rising less than 1.0% to \$32.08 per sq. ft. FSG.

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Monica Wiley

+1 303 583 2013

monica.wiley@cbre.com

Jeff Wood

+1 303 583 2012

jeffrey.wood@cbre.com

Kyle Benson

+1 720 443 7363

kyle@sessionsllc.com

Colton Reimer

+1 970 270 3752

colton.reimer@cbre.com

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