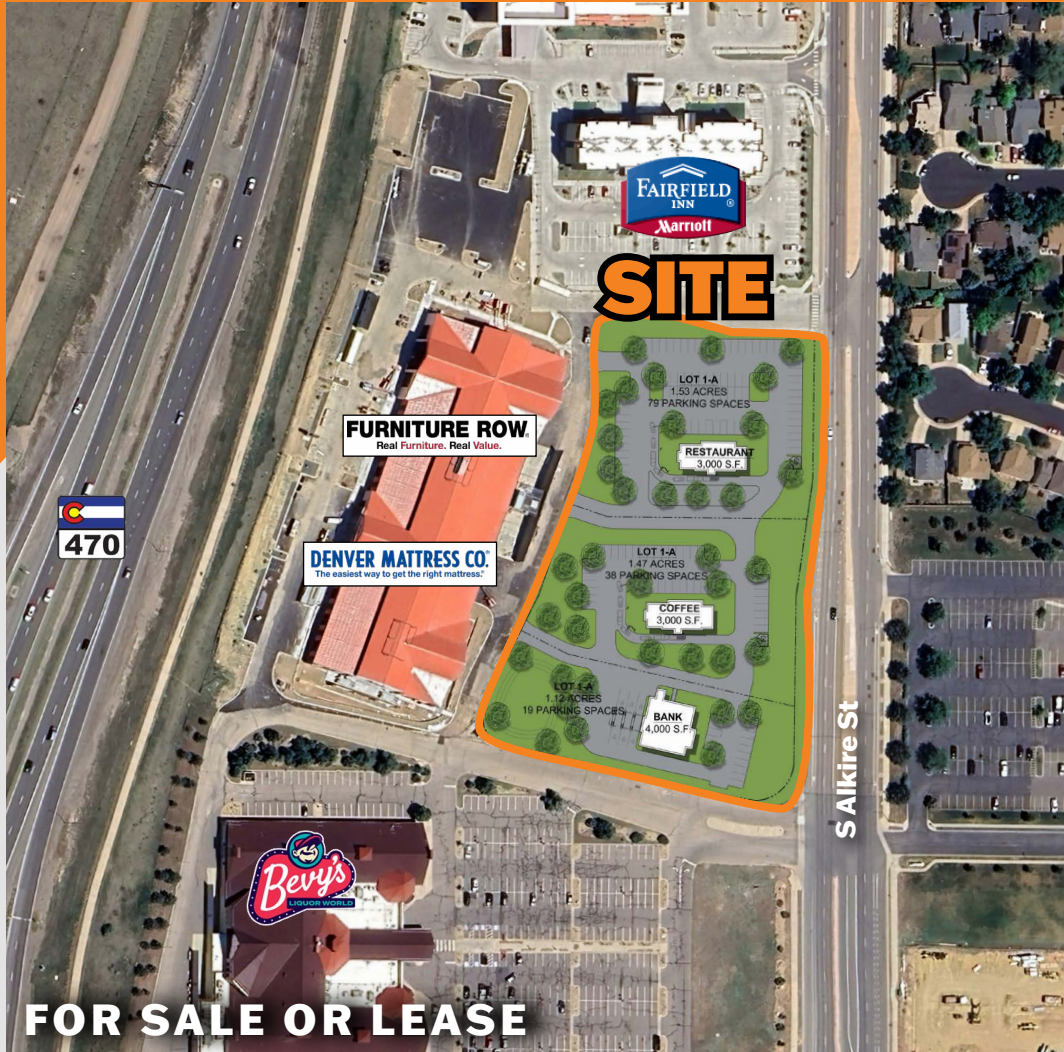


5779 S ALKIRE ST

LITTLETON, CO



PROPERTY HIGHLIGHTS

- 4.12 acre site that can be divided into 1.2 acre, 1.47 acre & 1.53 acre pads.
- Great Access Off C-470 & Bowles
- For Sale or Ground Lease Opportunities
- Directly behind new Furniture Row center on Alkire St. Bevy's Liquor located just south.
- Close proximity to new master planned communities off C-470.

TRAFFIC COUNTS

On C470 north of Bowles Ave	77,287 CPD
On C470 south of Bowles Ave	24,426 CPD
On Bowles Ave east of C470	25,943 CPD
On Alkire St north of Bowles Ave	8,380 CPD

Source: CDOT 2025

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
POPULATION	8,322	60,095	147,659
AVERAGE HH INCOME	\$159,693	\$171,411	\$163,444
BUSINESSES	322	2,702	6,819
EMPLOYEES	1,544	14,850	44,074

Source: Applied Geographic Solutions, 2025 Estimates

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LOT 1-A
1.12 ACRES
19 PARKING SPACES
COFFEE
3,000 S.F.
BANK
4,000 S.F.

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