

| 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

| TRAFFIC COUNTS                   |            |
|----------------------------------|------------|
| On C470 north of Bowles Ave      | 77,287 CPD |
| On C470 south of Bowles Ave      | 70,554 CPD |
| On Bowles Ave east of C470       | 25,943 CPD |
| On Alkire St north of Bowles Ave | 8,380 CPD  |

Source: CDOT 2025



# AVAILABLE FOR SALE OR LEASE

# 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.

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LITTLETON, CO

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