

CLASS A FLEX R&D

5391 S Alkire Street | Littleton, CO

FOR LEASE



FIRST-GENERATION FLEX BUILDING



COLDWELL BANKER
COMMERCIAL

THE SPACE

Location	5391 S Alkire Street Littleton, CO 80127
Size	41,825 SF (Demisable to approximately 5,000 SF)
Space	Available
Lease Rate	\$12.50 PSF (Yearly) - NNN Expenses Approximately \$6.50 per SF
Lease Type	NNN

HIGHLIGHTS

- 49,307 Building SF
- Up to 41,825 SF Available
- Demisable to approximately 5,000 SF
- 15' Ceiling Height
- Tenant Improvement Allowance Negotiable
- Drive-In Bays Optional



POPULATION

1.00 MILE	3.00 MILE	5.00 MILE
9,806	62,520	162,846

AVERAGE HOUSEHOLD INCOME

1.00 MILE	3.00 MILE	5.00 MILE
\$154,190	\$163,265	\$154,743

NUMBER OF HOUSEHOLDS

1.00 MILE	3.00 MILE	5.00 MILE
3,605	23,470	64,951

PROPERTY FEATURES

BUILDING SF	49,307
NET RENTABLE AREA (SF)	41,825
LAND ACRES	2.67
YEAR BUILT	2019
NUMBER OF STORIES	1
NUMBER OF BUILDINGS	1
PARKING RATIO	3.04/1,000
CEILING HEIGHT	15'
DOCK HIGH DOORS	Available
GRADE LEVEL DOORS	Available

MECHANICAL

FIRE SPRINKLERS	Sprinklered
ELECTRICAL / POWER	3 Phase 2,000 amp

TENANT INFORMATION

LEASE TYPE	Triple Net
MAJOR TENANT/S	SEA Engineers



Property Highlights

- 5391 S. Alkire Street presents a rare opportunity to lease space in a desirable first-generation flex building offering up to 41,825 square feet of available space. The property can be demised to approximately 5,000 square feet, providing flexibility for a variety of office, showroom, light industrial, research and development, technology, and service-oriented users.

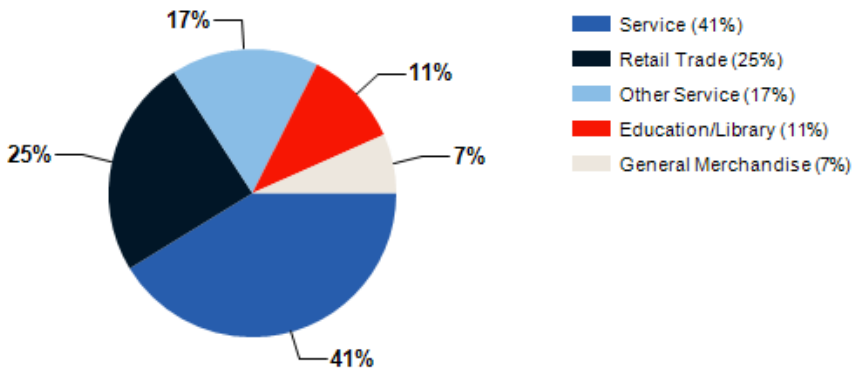
Designed to accommodate evolving business needs, the building offers modern construction, flexible floor plans, and efficient space configurations. Tenant improvement allowances are negotiable, allowing tenants to customize the premises to meet their operational and branding requirements.

Ideally suited for companies seeking a high-quality, adaptable facility, 5391 S. Alkire Street combines flexibility, functionality, and long-term growth potential in a premier location.

Location Highlights

- The property is located in Littleton, CO, a vibrant suburb of Denver known for its historic downtown area, parks, and outdoor recreational opportunities.
- Littleton is home to popular attractions such as the Littleton Museum, Hudson Gardens, and Chatfield State Park, providing ample recreational and cultural activities for residents and visitors.
- The area around the property offers convenient access to amenities such as shopping centers, restaurants, and entertainment venues, including the Southwest Plaza Mall and numerous dining options along Wadsworth Boulevard.
- The property is situated near major transportation routes, including C-470 and Highway 285, providing easy access to the greater Denver metropolitan area and surrounding cities.

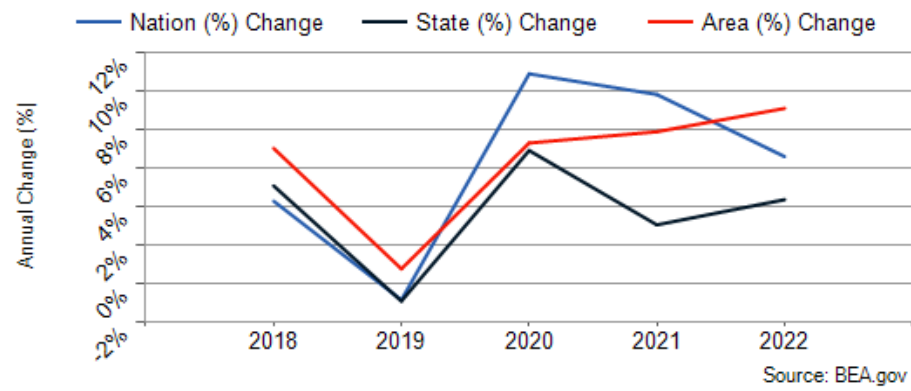
Major Industries by Employee Count

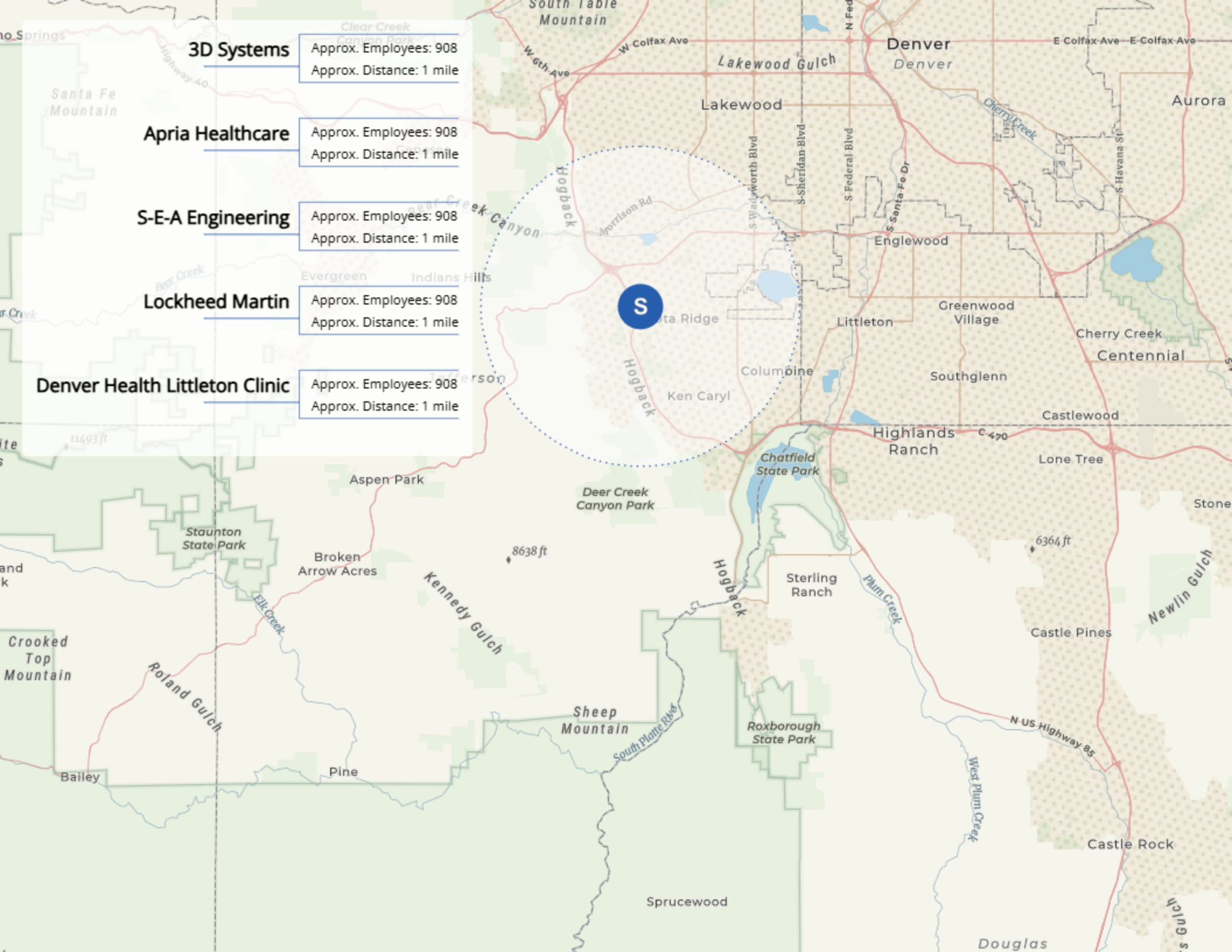


Largest Employers

Apria Healthcare	Approximately 250 to 499 employees
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Apria Healthcare	Approximately 250 to 499 employees
S-E-A Engineering	Approximately 100 to 249 employees
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3D Systems	Approximately 1,000 employees
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Jefferson County GDP Trend





3D Systems

Approx. Employees: 908
Approx. Distance: 1 mile

Apria Healthcare

Approx. Employees: 908
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S-E-A Engineering

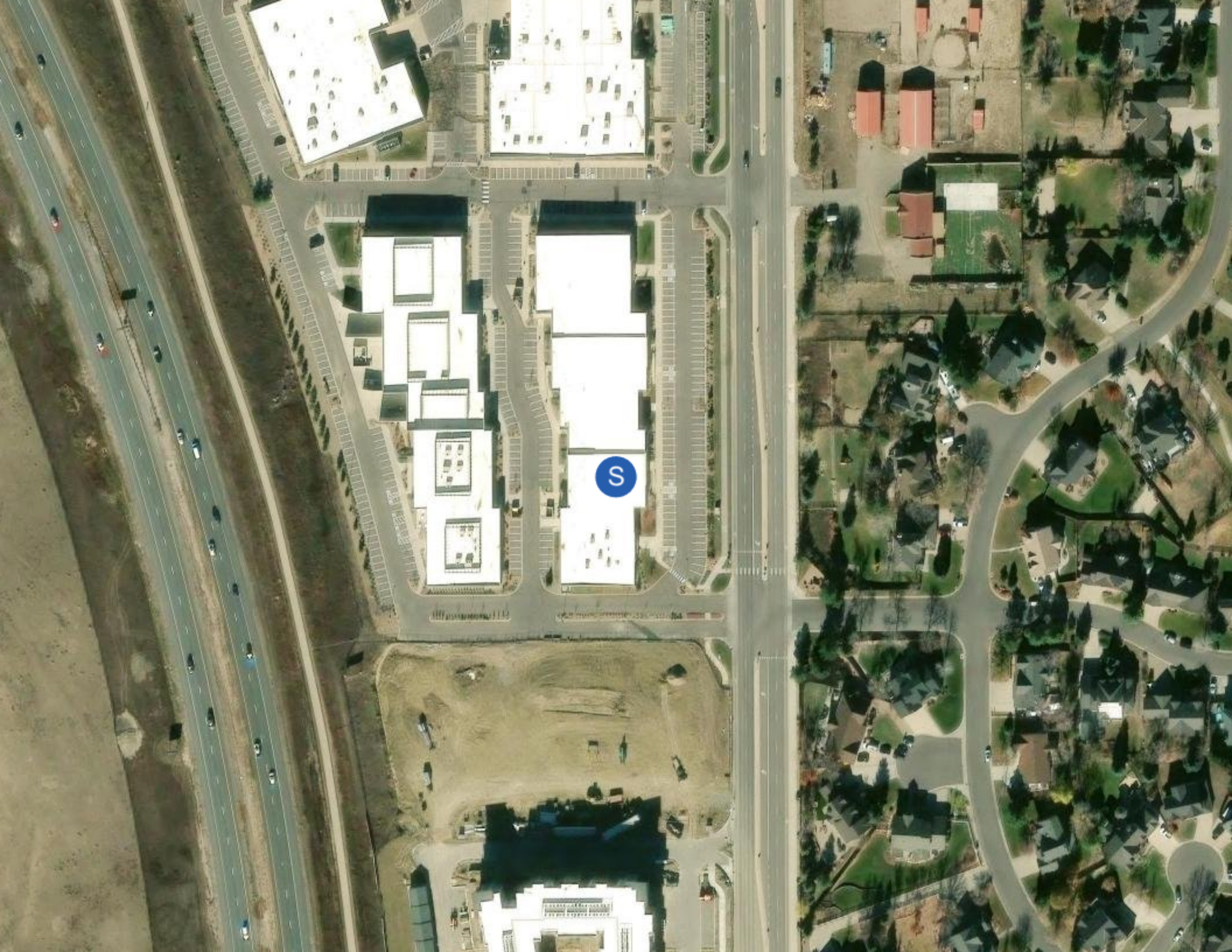
Approx. Employees: 908
Approx. Distance: 1 mile

Lockheed Martin

Approx. Employees: 908
Approx. Distance: 1 mile

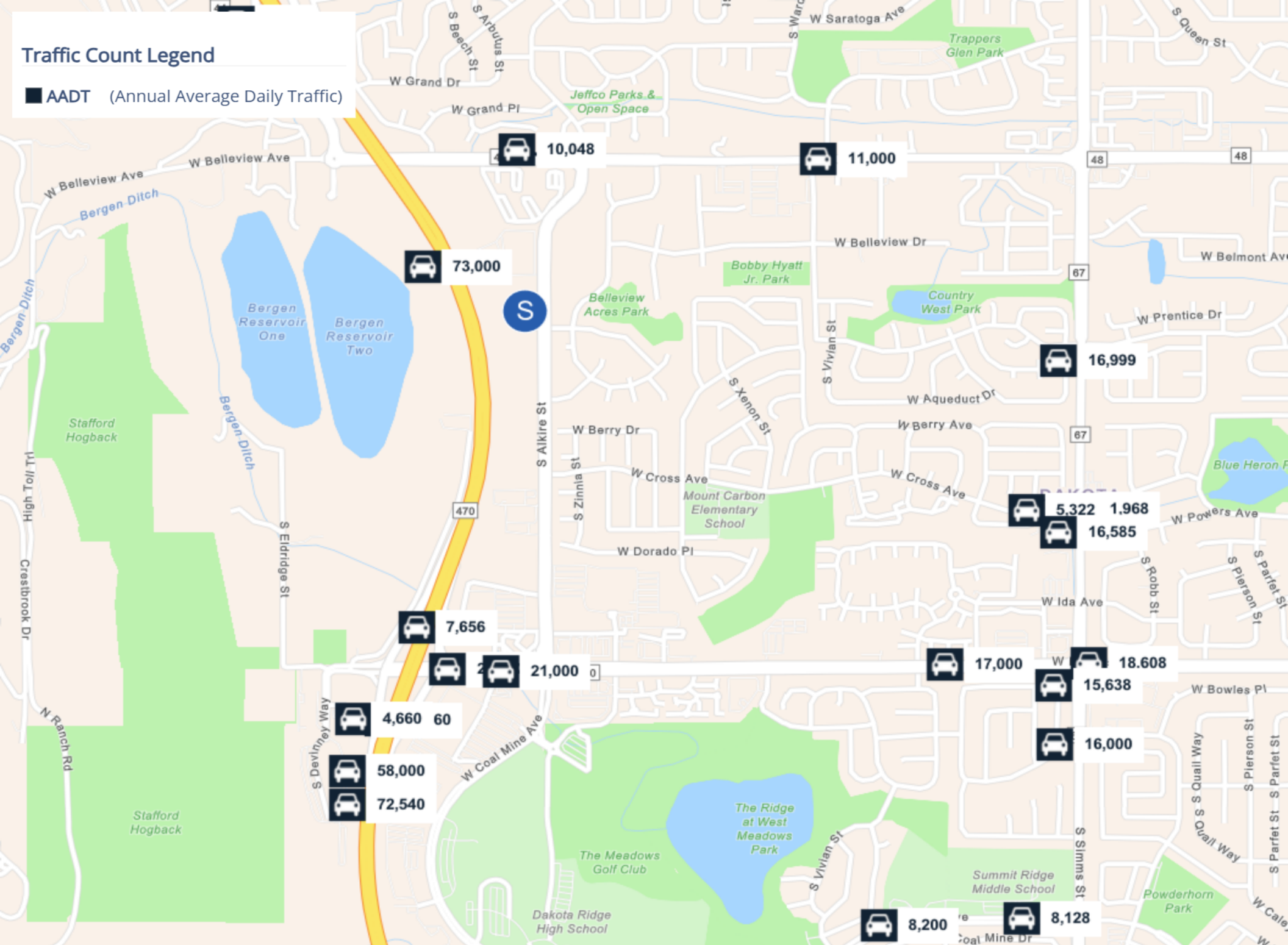
Denver Health Littleton Clinic

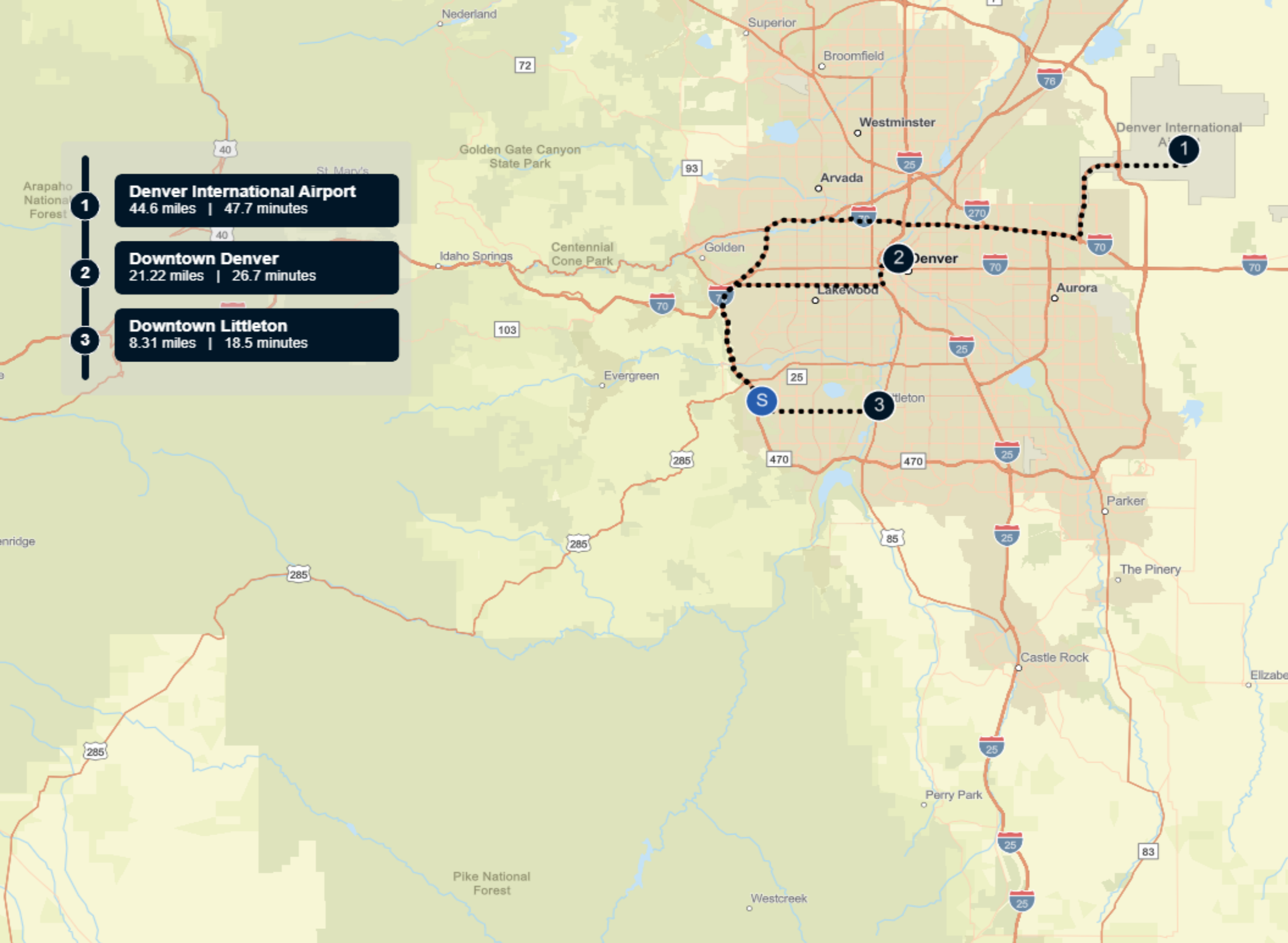
Approx. Employees: 908
Approx. Distance: 1 mile



Traffic Count Legend

■ AADT (Annual Average Daily Traffic)





1

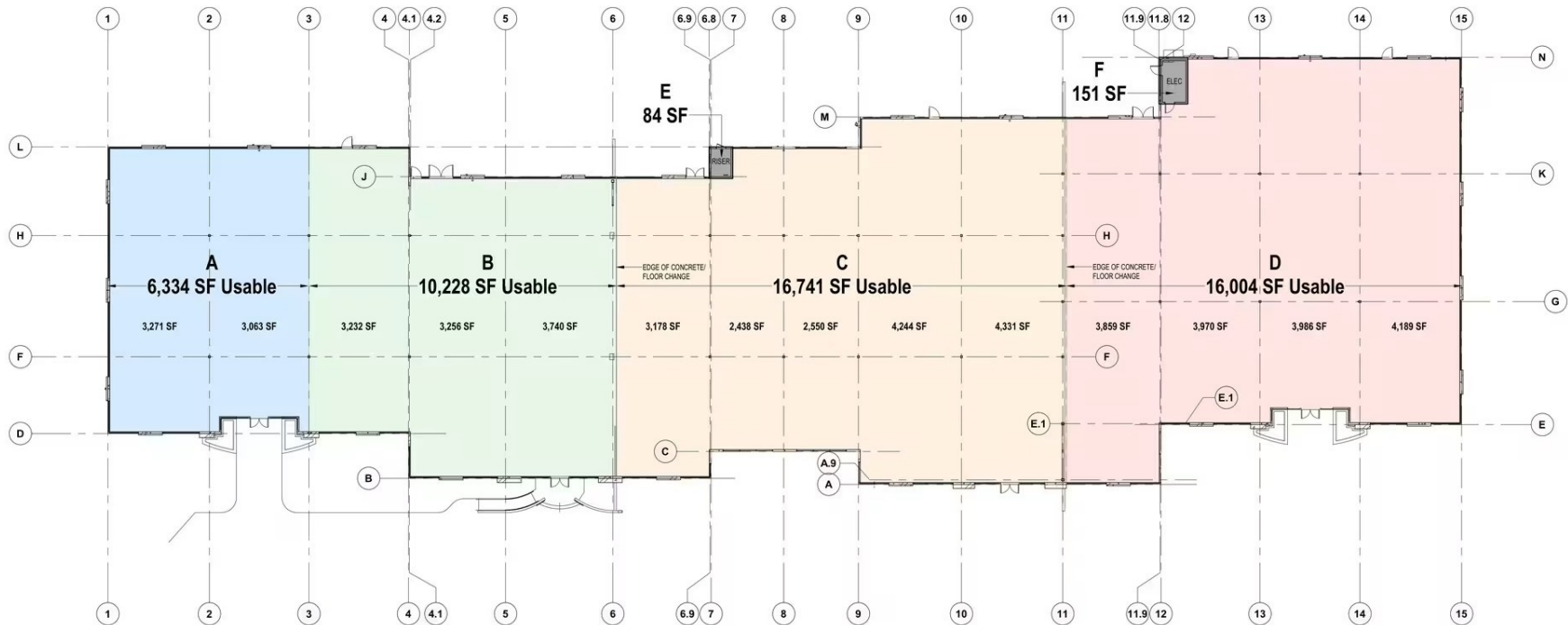
Denver International Airport
44.6 miles | 47.7 minutes

2

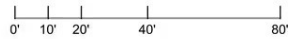
Downtown Denver
21.22 miles | 26.7 minutes

3

Downtown Littleton
8.31 miles | 18.5 minutes



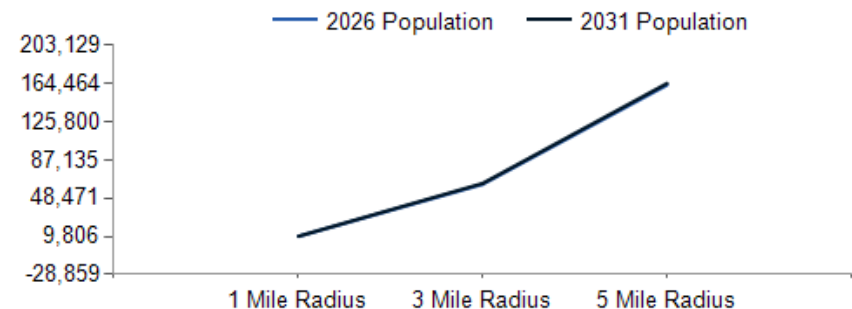
MWBC 5-7 FLOOR PLAN



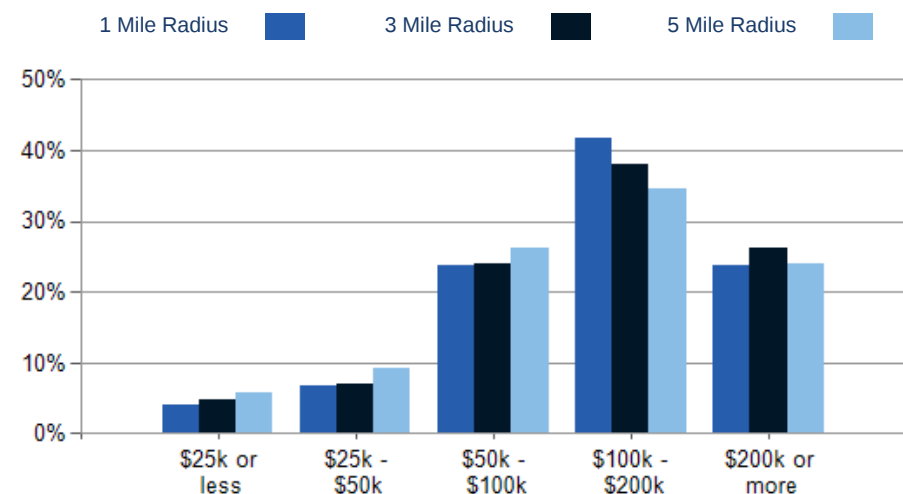
Area	Square Feet	Comments	Location
A	6,334	Level 100	GL 1-3
B	10,228	Level 100	GL 3-6
C	16,741	Level 97	GL 6-11
D	16,004	Level 94	GL 11-15
E	84	Level 97	Water Riser Room
F	151	Level 94	Electrical Room
Total		49,542	3 levels, 3 feet apart
		Net Rentable	

POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	8,472	55,237	143,433
2010 Population	8,682	58,253	150,255
2026 Population	9,806	62,520	162,846
2031 Population	9,893	63,379	164,464
2026 African American	95	708	1,948
2026 American Indian	78	528	1,374
2026 Asian	288	2,319	6,667
2026 Hispanic	1,376	8,313	22,837
2026 Other Race	299	1,898	5,679
2026 White	7,929	50,284	129,193
2026 Multiracial	1,109	6,724	17,835
2026-2031: Population: Growth Rate	0.90%	1.35%	1.00%

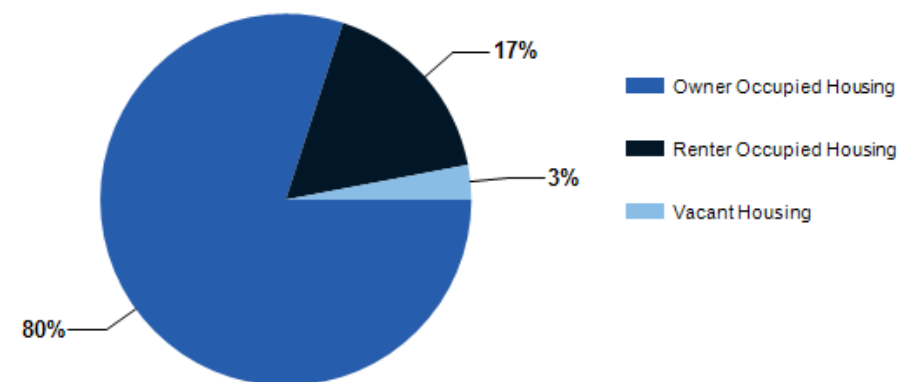
2026 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	120	750	2,380
\$15,000-\$24,999	30	370	1,426
\$25,000-\$34,999	83	592	2,379
\$35,000-\$49,999	157	1,053	3,635
\$50,000-\$74,999	465	2,953	8,971
\$75,000-\$99,999	389	2,697	8,065
\$100,000-\$149,999	902	4,985	12,724
\$150,000-\$199,999	601	3,923	9,746
\$200,000 or greater	856	6,146	15,624
Median HH Income	\$125,000	\$130,506	\$119,957
Average HH Income	\$154,190	\$163,265	\$154,743



2026 Household Income



2026 Own vs. Rent - 1 Mile Radius

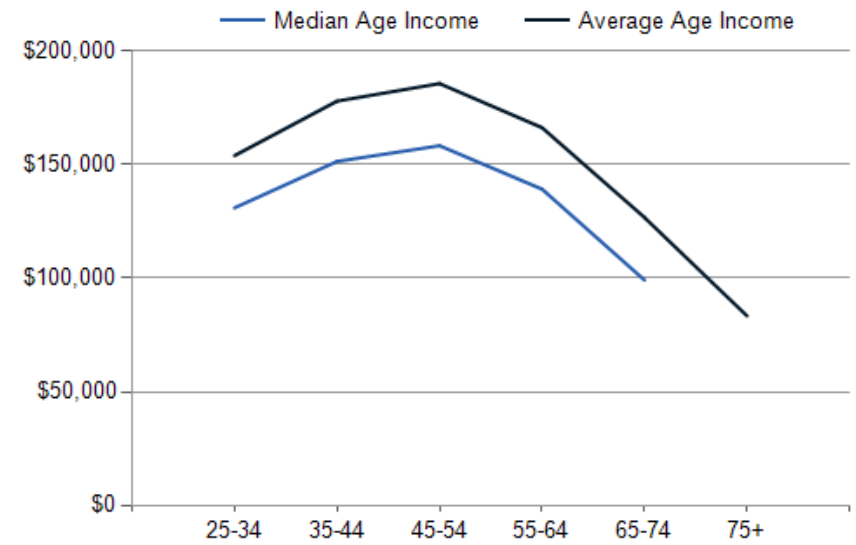
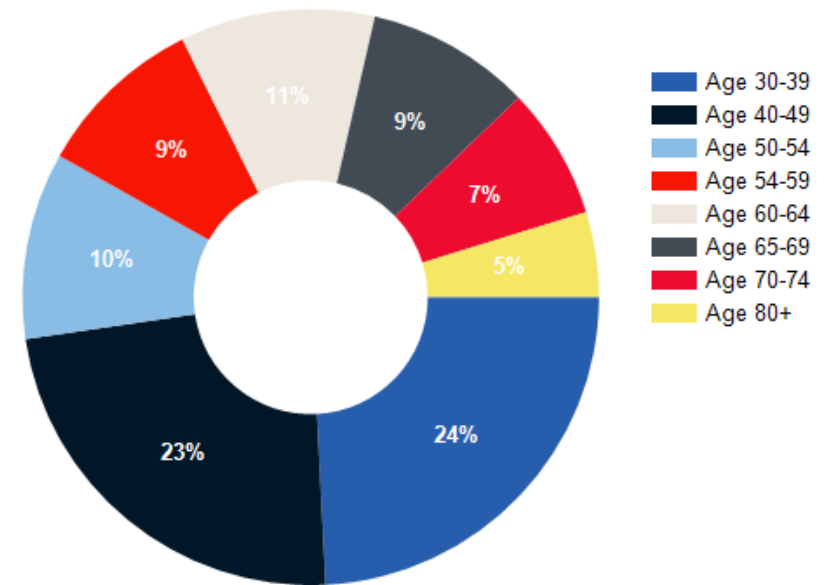


Source: esri

2026 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2026 Population Age 30-34	690	4,066	11,183
2026 Population Age 35-39	835	4,614	11,724
2026 Population Age 40-44	838	4,857	11,985
2026 Population Age 45-49	643	4,149	10,424
2026 Population Age 50-54	662	4,243	10,654
2026 Population Age 55-59	598	4,082	10,331
2026 Population Age 60-64	689	4,405	10,915
2026 Population Age 65-69	583	4,050	10,407
2026 Population Age 70-74	467	3,342	8,872
2026 Population Age 75-79	301	2,390	6,610
2026 Population Age 80-84	154	1,296	3,952
2026 Population Age 85+	90	829	2,773
2026 Population Age 18+	7,771	50,209	131,152
2026 Median Age	41	43	42
2031 Median Age	43	44	44

2026 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$130,970	\$123,839	\$105,912
Average Household Income 25-34	\$153,981	\$155,656	\$137,285
Median Household Income 35-44	\$151,437	\$155,354	\$146,912
Average Household Income 35-44	\$177,991	\$186,008	\$177,298
Median Household Income 45-54	\$158,352	\$162,584	\$158,638
Average Household Income 45-54	\$185,711	\$195,468	\$191,653
Median Household Income 55-64	\$139,202	\$155,001	\$150,637
Average Household Income 55-64	\$166,299	\$184,315	\$180,554
Median Household Income 65-74	\$99,103	\$103,383	\$99,302
Average Household Income 65-74	\$126,708	\$141,702	\$137,209
Average Household Income 75+	\$83,400	\$93,119	\$91,734

Population By Age



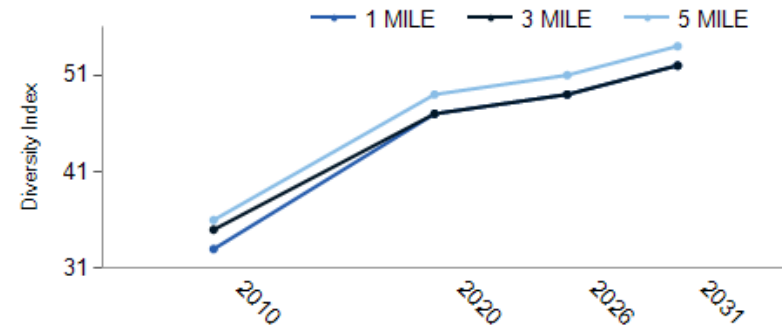
DIVERSITY INDEX	1 MILE	3 MILE	5 MILE
Diversity Index (+5 years)	52	52	54
Diversity Index (current year)	49	49	51
Diversity Index (2020)	47	47	49
Diversity Index (2010)	33	35	36

POPULATION BY RACE



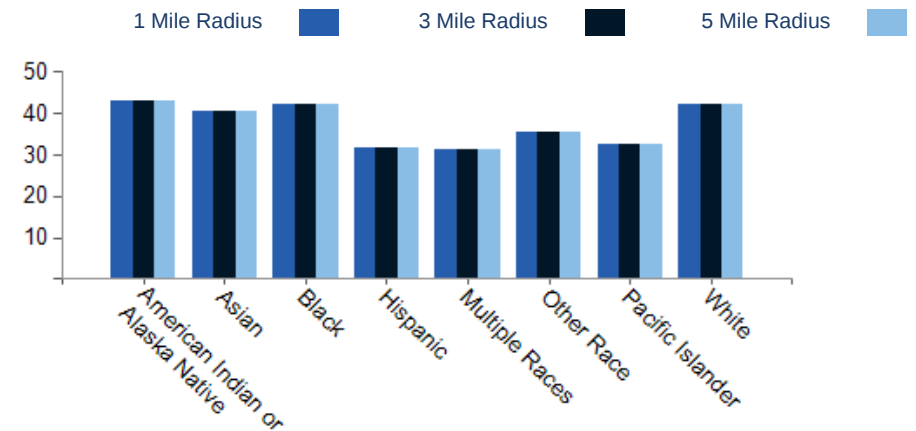
2026 POPULATION BY RACE	1 MILE	3 MILE	5 MILE
African American	1%	1%	1%
American Indian	1%	1%	1%
Asian	3%	3%	4%
Hispanic	12%	12%	12%
Multiracial	10%	10%	10%
Other Race	3%	3%	3%
White	71%	71%	70%

POPULATION DIVERSITY



2026 MEDIAN AGE BY RACE	1 MILE	3 MILE	5 MILE
Median American Indian/Alaska Native Age	43	43	39
Median Asian Age	40	41	41
Median Black Age	42	39	35
Median Hispanic Age	31	33	33
Median Multiple Races Age	31	32	32
Median Other Race Age	36	36	36
Median Pacific Islander Age	33	35	36
Median White Age	42	44	44

2026 MEDIAN AGE BY RACE



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The information contained herein is not a substitute for a thorough due diligence investigation. Coldwell Banker has not made any investigation, and makes no warranty or representation with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCBs or asbestos, the compliance with local, state and federal regulations, the physical condition of the improvements thereon, or financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property.

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