

NAIOP

IN-FILL DEVELOPMENT



Littleton Capital Partners

# Littleton Capital Partners

- Founded in 2005
- Privately held, Denver Based
- Specialize in in-fill projects characterized by strong design, high quality and locational attributes
- Anticipate market trends before competitive pricing builds
- Commitment to principles of new urbanism and sustainability
- Mission is to create enduring projects which benefit both the community and our financial partners



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# Focusing on Three Distinct Segments

1. Mixed-use development with a focus on TOD opportunities along the Southwest and Southeast RTD Rail Lines.
2. Select value-added office redevelopment in prime submarkets
3. In-fill industrial development and redevelopment along Central I-25, I-70 and Santa Fe corridors



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# LITTLETON STATION

- 1.75 acre in-fill site in historic downtown Littleton
- 2 blocks from RTD's Littleton Rail Station
- Mixed-use TOD featuring 21 residential flats, 12 brownstones, 9 office condos, and a freestanding 5,800 SF Office Building, totaling 79,460 SF.
- Total Project Costs of \$17,925,000
- Construction started March 2006, Completed June 2007
- Currently 70% sold



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# RIVERSIDE DOWNS

- 10.2 Acre in-fill site just west of Santa Fe and Belleview.
- Mixed-use retail and office project; 90,000 SF retail, 9,000 SF office
- Six buildings ranging in size from 5,000 SF to 48,000 SF
- Total Project costs of \$22,300,000
- Project start date of March 2007; completion date of February 2008
- Currently 80% pre-leased



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**OZ ARCHITECTURE**  
3012 Huron Street  
Suite 100  
Denver, Colorado 80202  
phone 303.861.5704

**landworks**  
*design, inc.*  
1140 Park Street  
Denver, Colorado 80202  
303.733.4444

**Riverside Downs**  
West Belleview and Prince Street  
Littleton, CO

PROJ. NO.  
DRAWN: BB  
CHECKED: TS  
CADD FILE:  
DATE: 04/16/07  
REVISIONS:

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Riverside Downs  
ISSUED FOR  
SHEET TITLE:

**ILLUSTRATIVE  
PLAN**

SCALE:  
SHEET NUMBER: