

Prime Retail space for Lease



12652 W Ken Caryl Avenue, Littleton, CO 80127

Building Size: 10,050 SF

Available: Unit B - 1,500 SF

Site Size: 1.42 acres

Year of Construction: 2004

Parking: 64 stiped spaces

County: Jefferson

Lease Rate: \$23.00/SF NNN

Operating Expenses: \$12.00/SF

Highlights:

- Local ownership
- Can accommodate multiple uses
- Located at the intersection of W Ken Caryl Avenue & Shaffer Parkway. In the vicinity of national retailers, grocery store anchored shopping center and hotels.
- Join existing Tenants which include Just Love Coffee, PHO 92 and Okinawa Japanese Sushi.



Demographics:	1 mile	3 mile	5 mile
Population:	5,443	65,614	131,858
Households:	2,140	24,272	48,896
AVG. HH Income:	\$150,000	\$147,000	\$130,584

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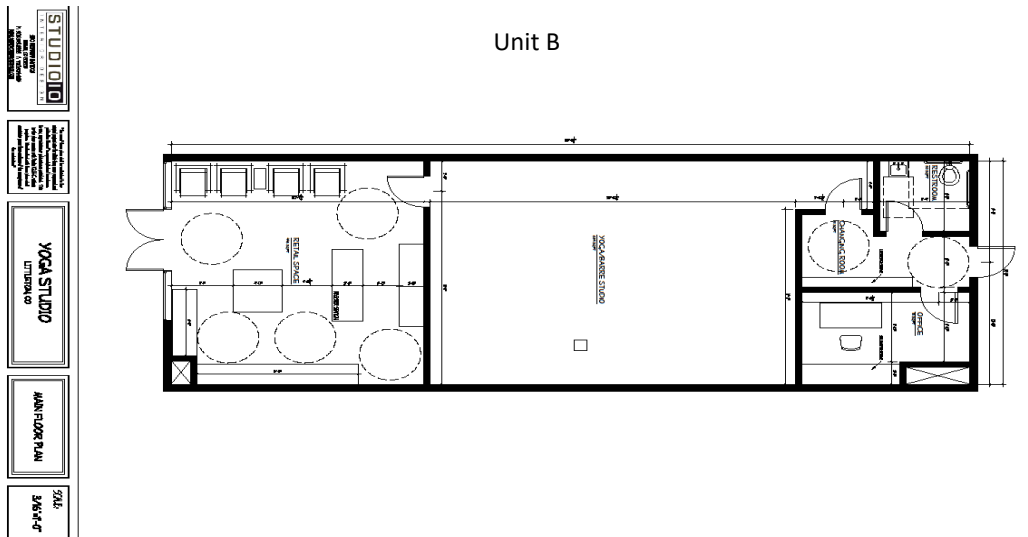


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Site & Floor Plan



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