



**7701**

**SHAFFER PARKWAY I UNIT B  
LITTLETON, COLORADO**

**Kentwood**  
Commercial

Owner/User Retail Unit  
for Sale in Littleton

**FOR SALE - \$499,000**

# PROPERTY TOUR & OFFER SUMMARY

## Property Tours

All interested parties must be accompanied by a member of the Listing Team. Forty-Eight (48) hours notice must be given in order to confirm all property tours and can be scheduled by contacting one of the Brokers below.

## Offer Submittal

All offers must be submitted on a State of Colorado approved purchase contract or on a contract written by an licensed attorney with all purchase terms to include: sales price, earnest money, financing terms, any contingencies and a closing date. Non-binding LOI's will not be considered as a valid offer. Earnest money shall be payable to and held by Land Title Guarantee Company.

PRESENTED BY:



**Bobby Bolyard**  
Commercial Advisor

504-669-7841  
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**Jim Tyler**  
Senior Commercial Advisor

720-620-0070  
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# EXECUTIVE SUMMARY

## PROPERTY DETAILS

SALES PRICE	\$499,000
TOTAL BUILDING SIZE	1,237 SF
PROPERTY TYPE	Storefront Retail/Office Condo
SUBMARKET	Ken Caryl
YEAR BUILT	2018
CONSTRUCTION	Steel Frame
ROOF	Flat
HEAT	Gas/Forced Air
HVAC	Two RTU's
OA DUES (EST. 2026)	\$477/Month
TAXES (EST. 2026)	\$5,071.81

## Property Highlights

- » **Turnkey upscale Aveda hair salon with the business available for purchase separately**
- » Space is also ideal for retail, salon, wellness, or storefront office/service-oriented users
- » Highly desirable location within the Courtyards at Deer Creek complex
- » Excellent visibility and convenient access to E-470
- » Built in 2017 with attractive, well-maintained exterior and professional landscaping
- » Bright corner unit with large storefront windows offering abundant natural light
- » Modern industrial design featuring 13' high ceilings
- » Open-concept layout with welcoming reception area
- » Dedicated back room plus private restroom and additional storage space
- » Two (2) rooftop HVAC units with air conditioning
- » Building signage opportunity
- » Designated parking spaces plus additional surface lot parking for clients/customers



## Owner/User Retail/Storefront Office Condo in Littleton

Positioned within the highly desirable Ken Caryl neighborhood of Littleton, this 1,237 SF retail or storefront office condo offers a rare opportunity to own in the well-maintained Courtyards at Deer Creek complex. Built in 2018, the property features an attractive exterior with professional landscaping and benefits from excellent visibility and convenient access to E-470, making it an ideal location for a variety of retail or service-oriented users.

This light and bright corner unit is thoughtfully designed with a modern, open-concept layout and 13-foot industrial-style ceilings, creating an inviting and contemporary atmosphere. The space includes a welcoming reception area, open work floor, private restroom, and a functional back room with additional storage. Two rooftop HVAC units provide efficient climate control and air conditioning throughout.

Currently operating as a salon, the space is turnkey for similar uses, with the existing business available for purchase separately. The unit also offers building signage opportunities and includes designated parking spaces, along with ample surface lot parking for clients and customers. This is a prime opportunity for an owner-user seeking a high-quality, move-in-ready space in a thriving suburban location.

# INTERIOR PHOTOS



# INTERIOR PHOTOS



# EXTERIOR PHOTOS



# AREA MAP



## AREA HIGHLIGHTS

### DINING/BARS

- 1 Lariat Lounge Brewing Co
- 2 Izumi Sushi
- 3 Ken Caryl Kabob & Mediterranean
- 4 Homegrown Tap & Dough
- 5 Jimmy Johns
- 6 Chipotle
- 7 Yampa Sandwich Co
- 8 HiLo - An American Eatery
- 9 Virgilio's Pizzeria & Wine Bar
- 10 Chick-fil-A
- 11 Q's Pub & Grille
- 12 Freddy's Frozen Custard/Steakburgers

### COFFEE/CONFECTIONS

- 13 Atlas Coffee
- 14 Starbucks
- 15 SpeckleTea
- 16 Cakes Amore
- 17 Starbucks

### HEALTH & WELLNESS

- 18 BODYBAR Pilates
- 19 CrossFit Ken Caryl
- 20 Club Pilates
- 21 Planet Fitness
- 22 H2 Pilates Studio

### RETAIL/SERVICES

- 23 Safeway
- 24 King Soopers
- 25 Hampton Inn & Suites
- 26 Homewood Suites by Hilton
- 27 Safeway
- 28 Kohls
- 29 Colorado Credit Union
- 30 Wells Fargo Bank
- 31 Key Bank
- 32 The UPS Store
- 33 Come Sit Stay - Dog Boarding
- 34 Manofatto Giftshop & Blooms



## KEN CARYL | LITTLETON

Nestled at the base of the foothills in Littleton, Colorado, the Ken Caryl area offers an exceptional environment for businesses seeking a strong, built-in customer base and long-term stability. Anchored by the master-planned Ken Caryl Ranch community, the area is home to a dense population of affluent households with above-average incomes and a high level of homeownership—ideal demographics for retail, wellness, and service-oriented users. Residents tend to live, shop, and dine locally, creating consistent foot traffic and repeat clientele for neighborhood businesses. The trade area is supported by nearby anchors such as King Soopers and Starbucks, along with a mix of boutique shops, fitness studios, and professional services that contribute to a vibrant, community-focused retail environment.

From an access and logistics standpoint, Ken Caryl benefits from excellent connectivity to E-470, C-470, and major arterials like Kipling Parkway and Ken Caryl Avenue, making it easy for customers and employees to reach from across Southwest Denver and surrounding suburbs. For business owners, the area’s limited commercial inventory and high barriers to new development help protect tenant performance and reduce competition. Combined with proximity to outdoor recreation, strong daytime population from nearby residential density, and a community that values convenience and quality services, Ken Caryl presents a compelling opportunity for businesses looking to establish a durable and profitable presence in one of Littleton’s most sought-after submarkets.

### NEARBY DAILY TRAFFIC COUNTS

C-470 & W Ken Caryl Ave	50,277
W Ken Caryl Ave & Shaffer Pkwy	21,963

### DEMOGRAPHICS

Population 2025	1 mi	6,387
	2 mi	26,197
	3 mi	59,636

Average Household Income	1 mi	\$157,638
	2 mi	\$160,932
	3 mi	\$153,900

Daytime Businesses	1 mi	479
	2 mi	1,281
	3 mi	2,254

Median Age	1 mi	44.3
	2 mi	43.7
	3 mi	43.3

Daytime Employees	1 mi	3,037
	2 mi	9,546
	3 mi	14,992

Consumer Spending	1 mi	\$115,614,194
	2 mi	\$465,121,273
	3 mi	\$1,013,747,807

# Disclosure

All information deemed reliable but not guaranteed and should be independently verified. All properties are subject to prior sale, change or withdrawal. Neither listing broker(s) nor Kentwood Commercial/Kentwood Real Estate shall be responsible for any typographical errors, misinformation, misprints and shall be held totally harmless.

This Offering Memorandum is not intended to provide a completely accurate summary of the Property. All financial projections are believed to be accurate but may be subject to variation depending on but not limited to the market.

Additional information and an opportunity to inspect the Property will be made available to interested and qualified prospective purchasers. Kentwood Commercial/Kentwood Real Estate and Property Owner has not made or will make any representations or warranties, expressed or implied, as to the accuracy or completeness of the Offering Memorandum and no legal commitment or obligation shall arise by reason of the Offering Memorandum. Analysis and verification of the information contained in the Offering Memorandum is solely the responsibility of any interested parties.

Kentwood Commercial/Kentwood Real Estate and Property Owner reserve the right, at their own sole discretion, to reject any or all expressions of interest or offers to purchase the Property and/or terminate discussions with any entity at any time with or without notice at any time. The Owner shall have no legal commitment or obligations to any entity reviewing the Offering Memorandum or making an offer to purchase the Property unless and until said contract is approved by the Owner and mutually-executed by all parties to the contract, and any conditions to the Owner obligations thereunder have been satisfied or waived.



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