

RETAIL FOR LEASE

1,400 - 1,600 SF OF RETAIL SPACE



Ken Caryl Village, Littleton, CO 80127

Property Highlights

- » Prominent storefront visibility and signage opportunities
- » Convenient access from surrounding major roadways
- » Ample surface parking for customers and staff
- » Established Ken Caryl neighborhood trade area
- » Premium setting with strong local demographics
- » Easy ingress and egress throughout the center
- » Ideal for retail, service, and neighborhood users

Property Details

Availability	1,400 - 1,625 SF
NNN's	\$13.25/SF
Year Built / Renovated	1999
Parking	Ample Surface
Anchor Tenant	Safeway

Contact Broker for Pricing

For more information:

TYLER BRAY
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DAN PREVEDEL
303-945-5697
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Site Plan



AA1	Jimmy Johns	1,515 SF	B4	AVAILABLE	1,400 SF
A1	AVAILABLE	1,625 SF	B5	Canyon View Animal Hospital	2,100 SF
A2	KD Nails	1,050 SF	B6	Ken Caryl Wine & Spirits	4,119 SF
A2A	H&R Block	1,400 SF	C1	Arc Thrift Stores	1,400 SF
A3	AVAILABLE	1,400 SF	C1B	Wheat Ridge Cyclery	2,884 SF
A4	Creatory Workshops	1,400 SF	C2	Victory Martial Arts	2,725 SF
A5	Elements Massage	1,400 SF	D100	Chipotle Mexican Grill	2,640 SF
A6	Mathnasium	1,400 SF	D200	Bone-A-Fide	1,785 SF
B1	The Jeweler's Bench	1,400 SF	D300	Leased	1,600 SF
B2-3	Bodybar Pilates	2,800 SF	Pad	Aura Suites	3,373 SF

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MALMAN
REAL ESTATE



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MALMAN
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Location & Area Amenities

- » Located in established Ken Caryl Village
- » Strong surrounding household demographics and incomes
- » Convenient access to C-470 and Kipling
- » Near established neighborhoods and daily amenities
- » Positioned within a dense residential trade area
- » Easy connectivity throughout southwest Littleton
- » Surrounded by retail, dining, and services



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