

# FOR SALE

TWO-BUILDING  
INVESTMENT  
OPPORTUNITY

FLEX: ± 15,744 RSF  
OFFICE: ± 24,375 RSF  
± 2.76 ACRE PARCEL

7961-7991  
SHAFFER PKWY  
LITTLETON, CO 80127

\$4,900,000

8.39% CAP RATE



6020 Greenwood Plaza Blvd., Suite 100  
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# PROJECT ATTRIBUTES

<b>Y.O.C:</b>	2000
<b>LOCATION:</b>	KEN-CARYL RANCH BUSINESS PARK UNINCORPORATED JEFFERSON COUNTY, COLORADO
<b>PARKING:</b>	117 SURFACE SPACES
<b>2026 TAXES:</b>	\$111,146.84
<b>2025 AREA INCOME:</b> (UPPER INCOME AREA)	1 MILE—\$154,418 3 MILE—\$153,088 5 MILE—\$150,349
<b>2025 POPULATION:</b>	1 MILE—7,446 3 MILE—60,421 5 MILE—124,455
<b>BACKGROUND:</b>	AFTER MORE THAN 50 YEARS IN LOCAL CONSTRUCTION THIS PROJECT MARKS THE FINAL WORK OF BUILDER DALLAS TOURNEY. HIS LIFETIME OF EXPERTISE SHAPED A DEVELOPMENT BUILT AND PROUDLY MANAGED BY THREE GENERATIONS OF THE TOURNEY FAMILY.



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# FLEX WAREHOUSE ATTRIBUTES — 7961



## LANDLORD BENEFITS:

- ROOF: R-30 RATED, EPDM WITH CRICKETS, COVERED WITH TWO LAYERS OF SILICONE COATING WITH 14-YEAR WARRANTY REMAINING
- HVAC: VARIOUS UPDATED HVAC UNITS
- BLOCK WALLS BETWEEN UNITS
- GOOD MIX OF OFFICE AND WAREHOUSE CONFIGURATIONS

## TENANTS ENJOY:

- 9' OFFICE CEILINGS
- 12 X 12 DRIVE-IN WAREHOUSE DOORS AND 14' CLEAR HEIGHTS
- 4.5% SALES TAX RATE (UNINCORPORATED JEFFCO)
- INDIVIDUALLY CONTROLLED HEAT AND A/C
- 60 ACRES OF ADJACENT OPEN SPACE WITH WALKING TRAILS
- CLOSE-BY DINING AND ENTERTAINMENT OPTIONS



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# OFFICE BUILDING ATTRIBUTES — 7991



## LANDLORD BENEFITS:

- FULL-FLOOR NATIONAL TENANT— INSTAKEY SECURITY SYSTEMS
- 56 CAISON FOUNDATION SUNK TO BEDROCK
- ROOF: R-30 RATED, EPDM WITH CRICKETS, COVERED WITH TWO LAYERS OF SILICONE COATING WITH 14-YEAR WARRANTY REMAINING
- HVAC: CARRIER RTU UNITS USING THE KERI SOFTWARE CONTROL SYSTEM. CONTROL ALL FIVE ZONES AND EVERY THERMOSTAT REMOTELY. TRACKS AFTER HOURS USAGE
- BRIVIO<sup>®</sup> ELECTRONIC ACCESS-CONTROLLED LOCK SYSTEM.
- LED LIGHTING CONVERSION

## TENANTS ENJOY:

- 9' CEILINGS, FLOOR-TO-CEILING GLASS WALLS
- 4.5% SALES TAX RATE (UNINCORPORATED JEFFCO)
- UPDATED RESTROOMS WITH SHOWERS
- QUIET PASTORAL SETTING WITH AMAZING VIEWS OF SOUTH HOGBACK OPEN SPACE
- 60 ACRES OF ADJACENT OPEN SPACE WITH WALKING TRAILS
- CLOSE-BY DINING AND ENTERTAINMENT OPTIONS



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# ANNUAL PROPERTY OPERATING DATA PROFORMA

Suite	Address	Sq. Ft.	Pro-Rata	Base Rent	Base Rent /	NNN Rate	NNN / month	Gross Rent / month	Lease	Type	Lease	Start	Lease End
<b>7961 Shaffer Parkway</b>													
1 and 2	flex tenant	5,248	33.33%	\$12.78	\$5,589.12	\$6.46	\$2,824.74	\$8,413.86	NNN		9/1/2020	MTM	
3	flex tenant	2,624	16.67%	\$15.40	\$3,367.47	\$6.46	\$1,412.59	\$4,780.05	NNN		11/1/2020	2/28/2027	
4	flex tenant	2,624	16.67%	\$12.60	\$2,755.20	\$6.46	\$1,400.00	\$4,155.20	NNN		6/6/2024	6/30/2026	
5	flex tenant	2,624	16.67%	\$9.55	\$2,087.17	\$6.46	\$1,412.59	\$3,499.76	NNN		1/1/2025	12/31/2026	
6	flex tenant	2,624	16.67%	\$15.40	\$3,367.47	\$6.46	\$1,412.59	\$4,780.05	NNN		Prospective New Tenant		
7961 Totals		15,744	100%		\$17,166.43		\$8,462.50	\$25,628.92					
100	office tenant	2,805	11.51%	\$20.00	\$4,675.00			\$4,675.00	FSG		8/1/2025	7/31/2027	
101	office tenant	1,584	6.50%	\$19.00	\$2,508.00			\$2,508.00	FSG		8/1/2020	MTM	
103	office tenant	3,177	13.03%	\$20.00	\$5,295.00			\$5,295.00	FSG		3/1/2019	3/31/2027	
200	office tenant	3,161	12.97%	\$23.00	\$6,058.58			\$6,058.58	FSG		Prospective New Tenant		
201	office tenant	1,161	4.76%	\$22.00	\$2,128.50			\$2,128.50	FSG		3/1/2026	2/29/2028	
202	office tenant	1,600	6.56%	\$19.00	\$2,533.33			\$2,533.33	FSG		2/1/2023	2/28/2027	
203	office tenant	1,670	6.85%	\$20.00	\$2,783.33			\$2,783.33	FSG		2/1/2019	3/31/2027	
207	office tenant	587	2.41%	\$23.00	\$1,125.08			\$1,125.08	FSG		2/15/2022	2/28/2027	
300	office tenant	8,630	35.41%	\$19.00	\$13,664.17			\$13,664.17	FSG		10/1/2024	12/31/2029	
Roof	T-Mobile Cell Tower	Roof			\$2,003.31			\$2,003.31	MG		8/27/2008	Auto Renewal	
Front	UPS Drop Box	Front			\$36.66			\$36.66	G		12/19/2011		
Parking	Blue Sky Kids Day Car (Parking only)	10 spaces @\$20.00			\$200.00			\$200.00	G		7/29/2014	MTM	
7991 Totals		24,375	100%		\$43,010.97			\$43,010.97					
Both Buildings Total		40,119						\$823,679	\$20.53		potential annual income		
								\$61,775.90	7.50%		vacancy factor		
					Purchase Price	\$4,900,000.00		\$761,902.81			gross income		
					Purchase Cap Rate	8.39%		\$248,967.00	\$10.21		7991 Expenses		
								\$101,754.00	\$6.46		7961 Expenses		
								\$411,181.81	\$10.25		net operating income		



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# AERIAL



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# KEN-CARYL RANCH BUSINESS CENTER

The Ken-Caryl Ranch Business Center, located in Jefferson County southwest of Denver near Ken Caryl, benefits from immediate access to State Highway 470 (C-470), providing excellent regional connectivity and strong daily traffic exposure. The area features a diverse mix of property types, including flex buildings, office condominiums, and supporting retail, with modern developments further enhancing its appeal. With views of the South Hogback Open Space and access to miles of nearby trails, the setting offers a unique blend of natural beauty and a highly functional business environment.

Southwest Denver's professional landscape is one of the strongest in the region, anchored by major employers such as Lockheed Martin and Dish Network, whose significant local presence underscores the area's long-established prominence. Combined with a wide range of nearby dining, shopping, childcare, and hospitality options, this balance of accessibility, amenities, and scenic surroundings creates an ideal setting for entrepreneurs and small business tenants seeking both productivity and lifestyle appeal.



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