

# KEN CARYL

## PROFESSIONAL CENTER

LITTLETON • COLORADO

4,800 SF FOR SALE



EXCELLENT LOCATION

CONVENIENT HIGHWAY ACCESS

NEARBY DINING & SHOPPING

NEW LANDSCAPING

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REAL ESTATE GROUP

# PROPERTY HIGHLIGHTS



Incredible small office ownership opportunity



Walking/biking distance to restaurants & shopping



Excellent Southwest location in Ken Caryl Ranch



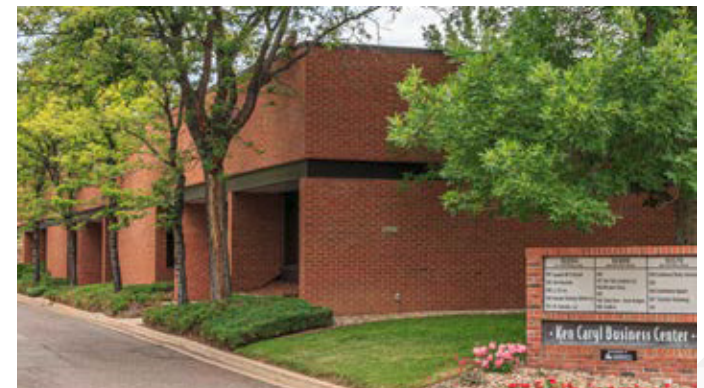
Common Areas & Landscaping Upgrades Completed 2023



Easy access to C-470 via Kipling & Ken Caryl Ave



Many Allowable Uses



# 10499 BRADFORD RD UNIT 103

FOR SALE



## PROPERTY OVERVIEW

**ADDRESS:** 10499 Bradford Rd, #103  
Littleton, CO

**PRICE** \$950,000

**COUNTY:** Jefferson

**YEAR BUILT:** 1981

**UNIT SIZE:** +/- 4,800 SF

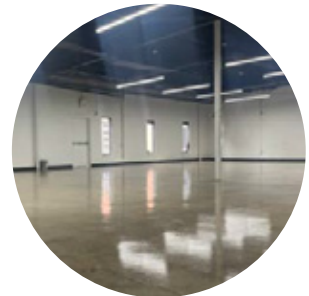
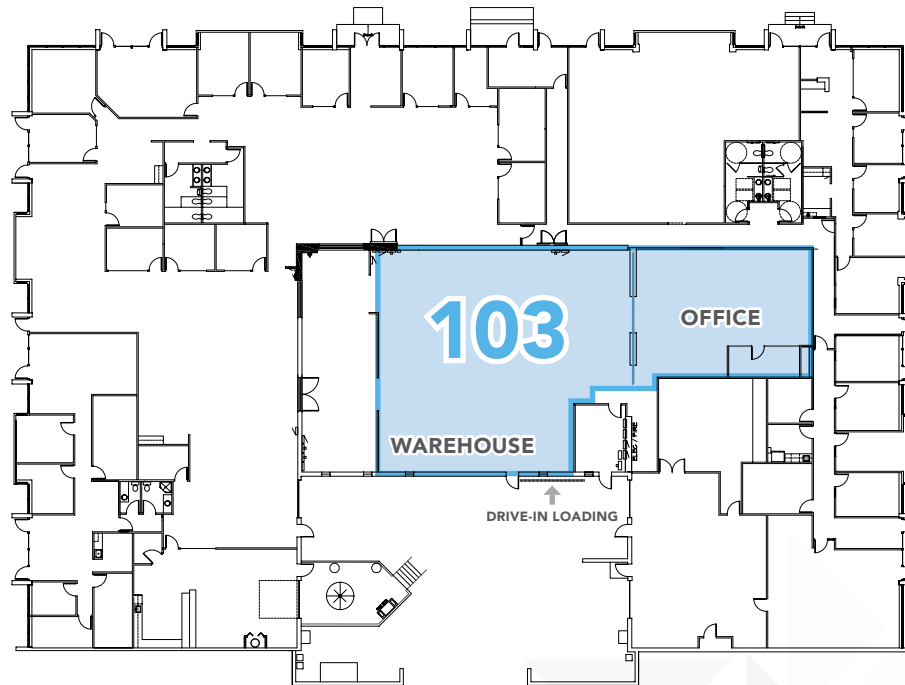
**ZONING:** PD



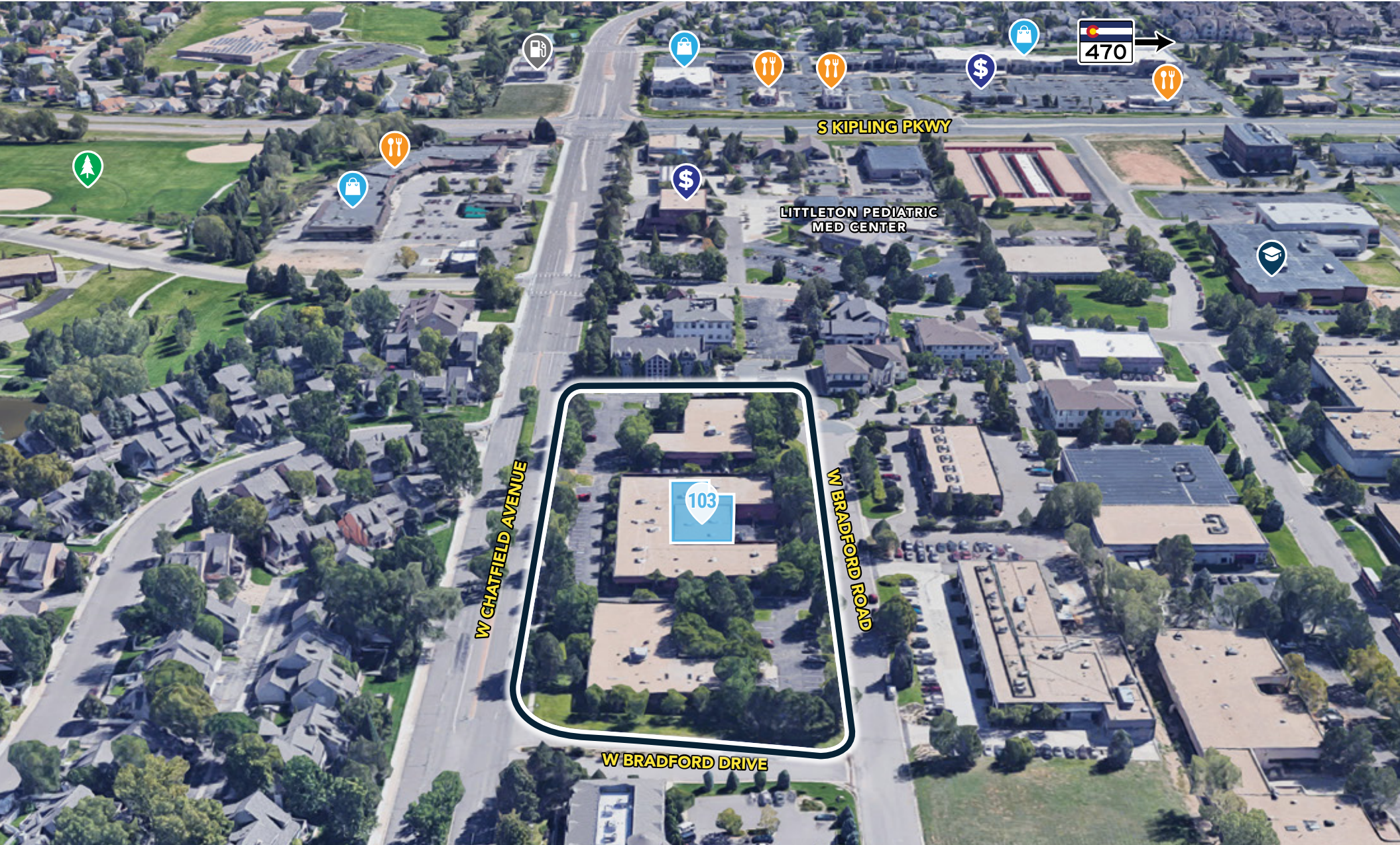
## HIGHLIGHTS

### Perfect for Man-Cave or Private Golf Simulator Club

- Open Bullpen Office
- Warehouse Area with Drive-In Door
- One Overhead/Drive-In Door
- Private Entrance
- Access to common area restrooms
- Open Office concept
- Excellent Southwest location in Ken Caryl Ranch
- Easy access to C-470 via Kipling and Ken Caryl Ave
- Incredible small office ownership opportunity
- Common Areas Remodeled 2023



# KEN CARYL PROFESSIONAL CENTER



An aerial photograph of a campus with several large, modern buildings and green spaces. A large, semi-transparent blue geometric shape, consisting of two overlapping triangles, is overlaid on the image. The text 'LOCATION OVERVIEW' is centered in the upper half of the image in a light blue, sans-serif font.

# LOCATION OVERVIEW

KEN  CARYL PROFESSIONAL CENTER

# LOCATION OVERVIEW



Just 20 minutes from Downtown Denver, the City of Littleton encompasses 14 square miles. Getting around is easy with quick access to I-25, C-470 and South Santa Fe Drive.

The Littleton resident is a person who wants to live in a place where there is a strong sense of community and high quality of life with a smalltown feeling. The residents of Littleton are active families who want to live in a place with topranked schools, easy access to open space and trails, and proximity to entertainment such as Littleton's historic downtown. Downtown Main Street Experience the relaxed ambiance of a different era.

**DOWNTOWN LITTLETON** offers a charming Main Street lined with turnof-the-century buildings that house some of the metro area's most unique, independently owned businesses. There are art galleries, antique and specialty gift shops, clothing boutiques and many quaint restaurants and bars.

**THE LITTLETON VISITOR** is a day-traveler who wants to visit an historic Colorado town that's convenient and in proximity to Denver. The visitor is someone who wants to explore unique shops, dine at local places and support local business owners. They come to Littleton to experience the vibrant historic downtown, active trail system and parks and local attractions. More than 1,500 acres of parks and open space and active trails in Littleton attract cyclists and trail runners or a family wanting to experience Colorado's beautiful scenery. Visitors include business travelers, families and groups.



# LOCATION OVERVIEW



**LITTLETON PUBLIC SCHOOLS** are rated at the highest level in Colorado. Residents are well educated with 42.9% having a bachelor's degree or higher. The Colorado average is 36.3%.

Arapahoe Community College is located just south of Downtown Littleton and offers 85 degrees and certificates matching a wide variety of study and career goals.

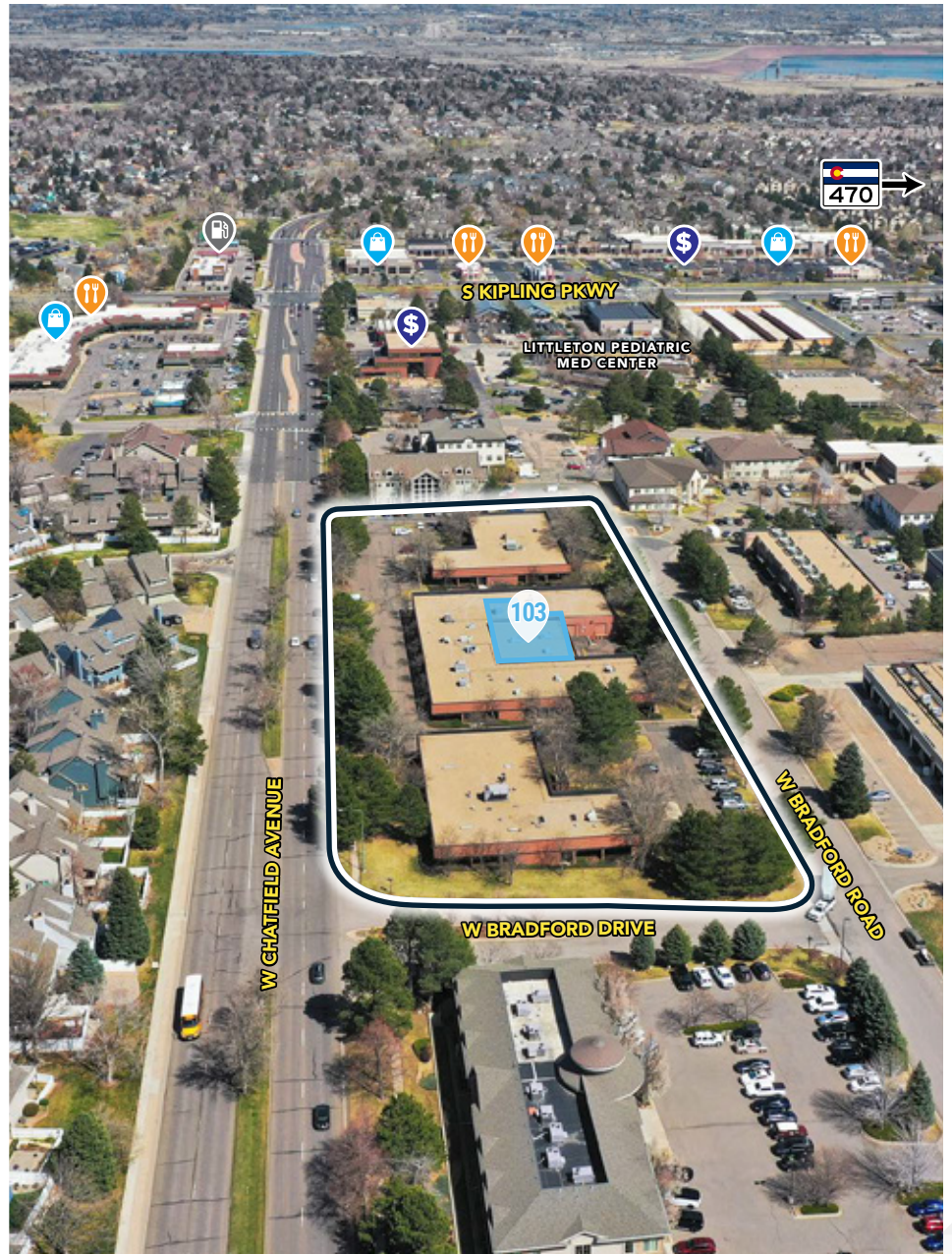
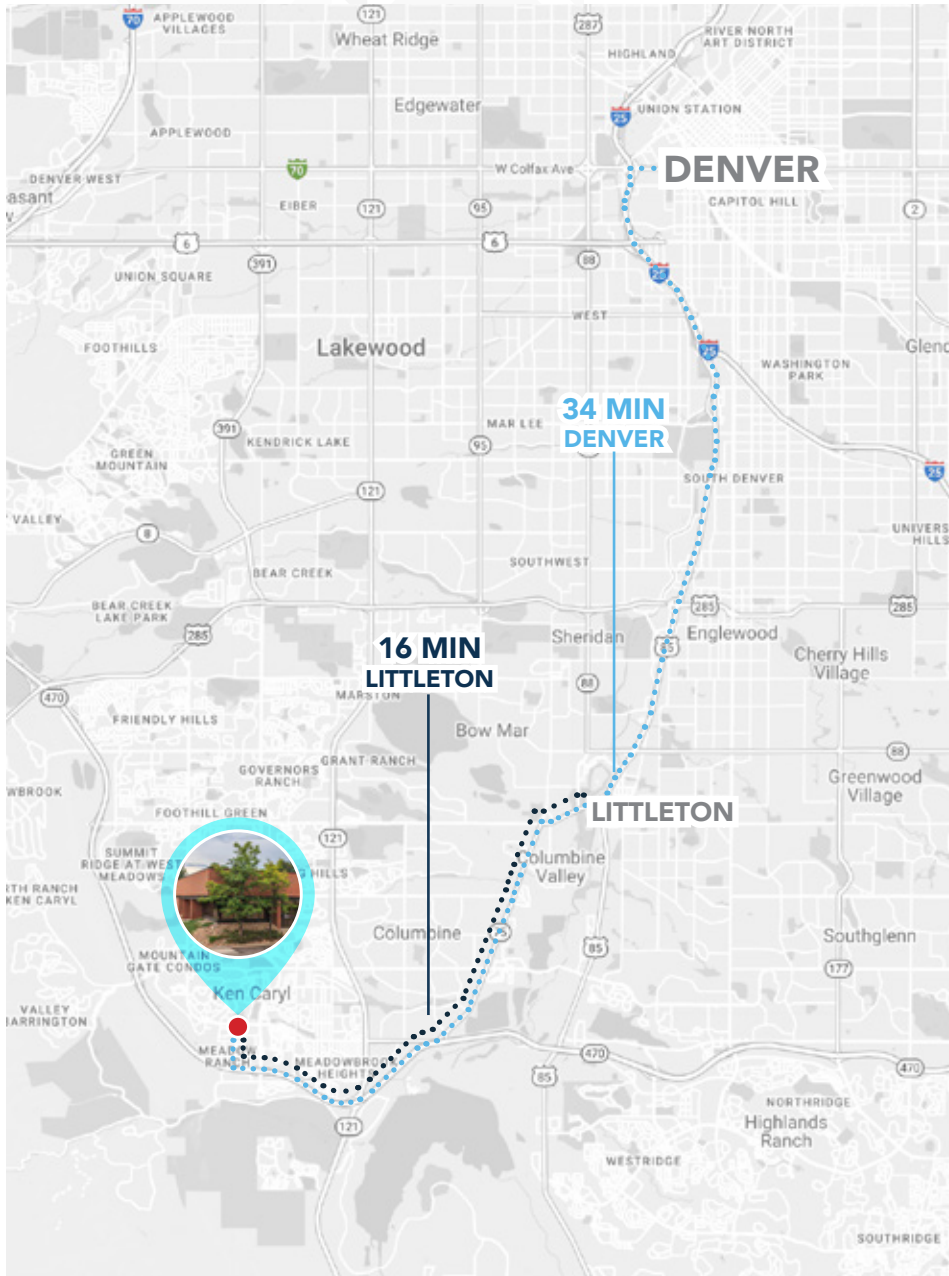
**BUSINESS OWNERS** choose Littleton to build their businesses because of the location, small-town feeling, strong sense of community and high the quality of life. Littleton enterprises tend to be small businesses and Colorado companies that become an integrated part of the community. They take an active role in learning about neighboring businesses and historic elements. Littleton business owners have experienced long-standing growth in the community and have flourished for decades. Littleton seeks new business opportunities with local Colorado companies that will have a strong economic impact while strengthening the overall quality of life of Littleton residents.

## **CHATFIELD RESERVOIR AND STATE PARK**

Just south of Littleton, this popular park is surrounded by beautiful rolling foothills, an expansive reservoir and abundant wildlife. The park includes camping, a livery, miles of hiking and biking trails, the historic Slocum Cabin, a great recreational lake, a marina, and one of the most popular hot-air balloon launch areas on the Front Range. The camping area boasts 197 sites. All campsites are paved, have picnic tables and grills, are surrounded by grass, and offer great views of the foothills.



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