

MARKETPLACE AT KEN CARYL

10143 W. Chatfield Ave. | Littleton, CO 80127

FOR LEASE



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ABOUT THE PROPERTY

- Well-trafficked neighborhood retail center in Ken Caryl trade area
- Big Blue Swim School Coming Soon!
- Located within a heavy retail corridor submarket with enduring co-tenants
- Every tenant up for renewal in 2024 recently renewed their lease
- Affluent suburban community with dense, established residential population
- Signalized intersection at South Kipling Parkway and West Chatfield Avenue, approximately ½ mile from C-470

AVAILABLE

- **Unit 3** - 2,290 SF
- **Unit 10** - 2,290 SF
- **Unit 14** - 1,540 SF

RATE

\$20-\$25/SF

NNN

\$10.65/SF

DEMOGRAPHICS

	1 MILE	2 MILES	3 MILES
Population	13,212	80,903	211,763
Total Households	4,761	32,560	86,042
Avg. Household Income	\$165,903	\$169,345	\$156,390
Daytime Population	9,711	66,662	194,553

TRAFFIC COUNTS

W. Ken Caryl Ave.	23,912 VPD
S. Pierce St.	16,853 VPD

Year: 2025 | Source: Esri

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UNIT	TENANT	SF
1	Ascent Fly Fishing	
2	Las Dalias Family Mexican Restaurant	
3	AVAILABLE	2,290
4	Salon Navaeh Day Spa	
5	82 Liquors	
6/7	The Rock Martial Arts & Fitness	
8	Alterations Plus	
9	The Garlic Knot Pizza & Pasta	
10	AVAILABLE	2,290
11	Cakes Amore	
12	State Farm	
13	Sylvan Learning of Littleton	
14A	Sun Massage	
14	AVAILABLE	1,540
14B-17	Big Blue Swim School	COMING SOON!
18	EAS Tires	
10133	Q's Pub & Grille	
10053	Asian Chef's Chinese Restaurant	

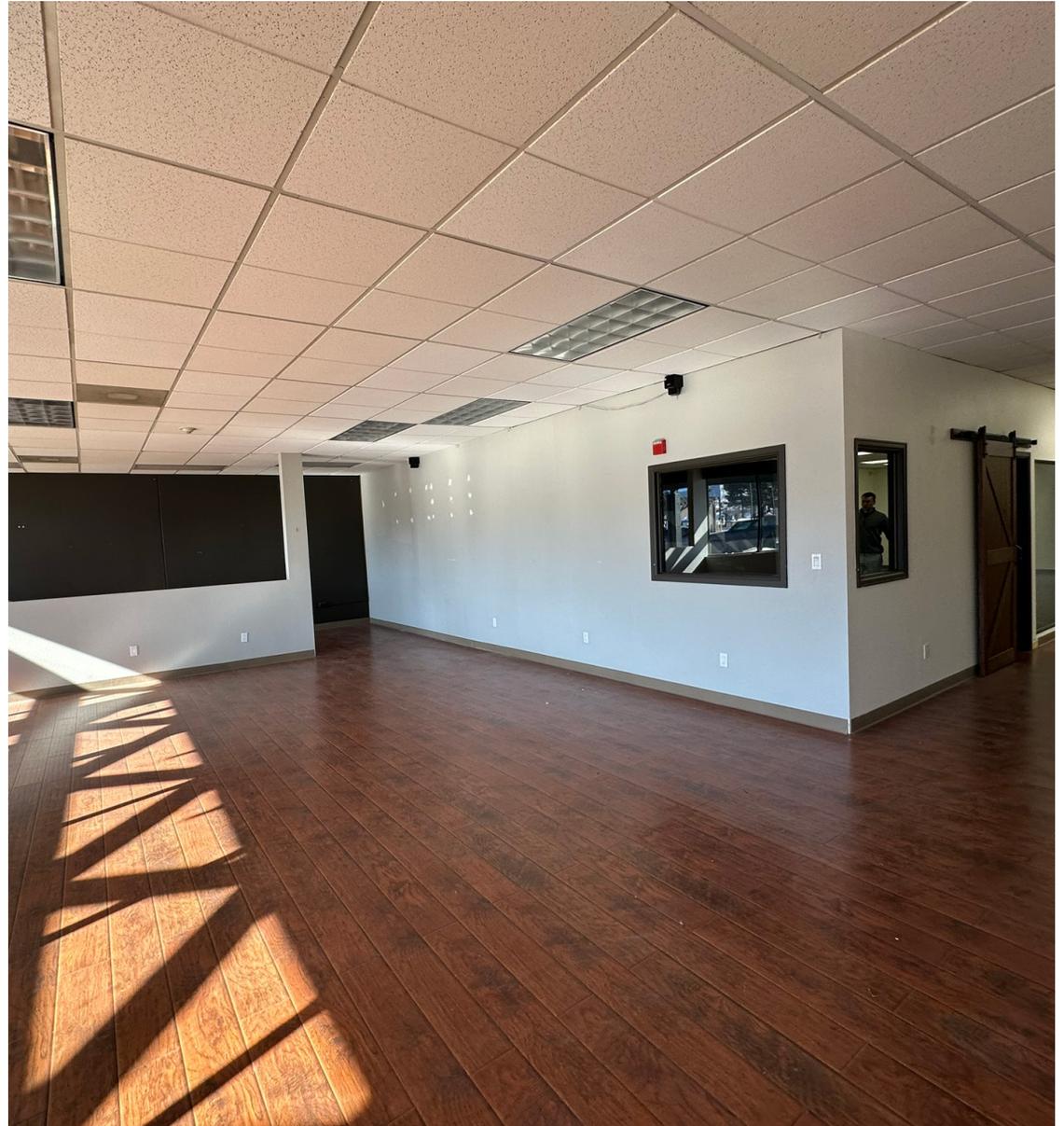
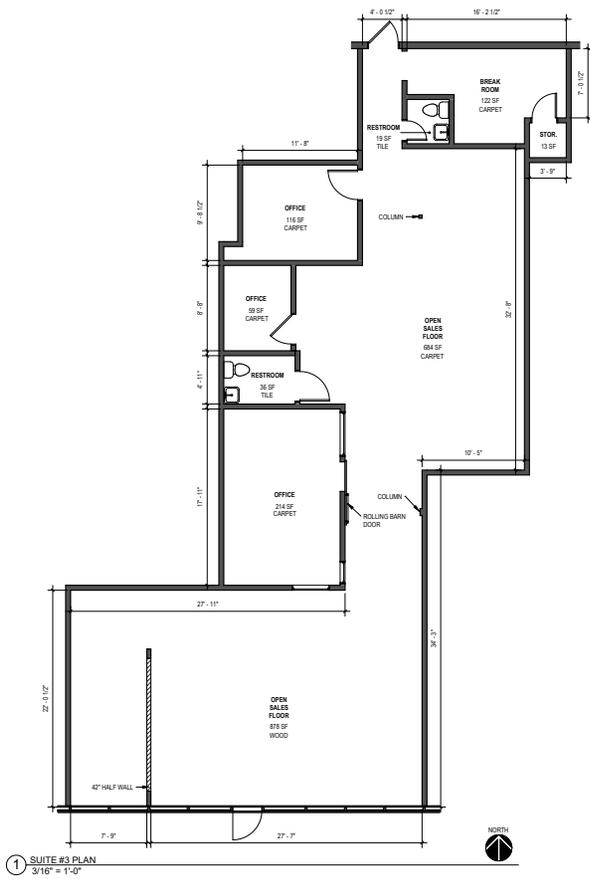
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UNIT 3 - 2,290 SF

- \$22.00/SF + \$10.65/SF NNN
- \$6,230/mo approx Monthly Rent + Utilities
- Former Piano Shop with updated finishes
Immaculately maintained and move-in ready
3 offices, 2 restrooms, break room



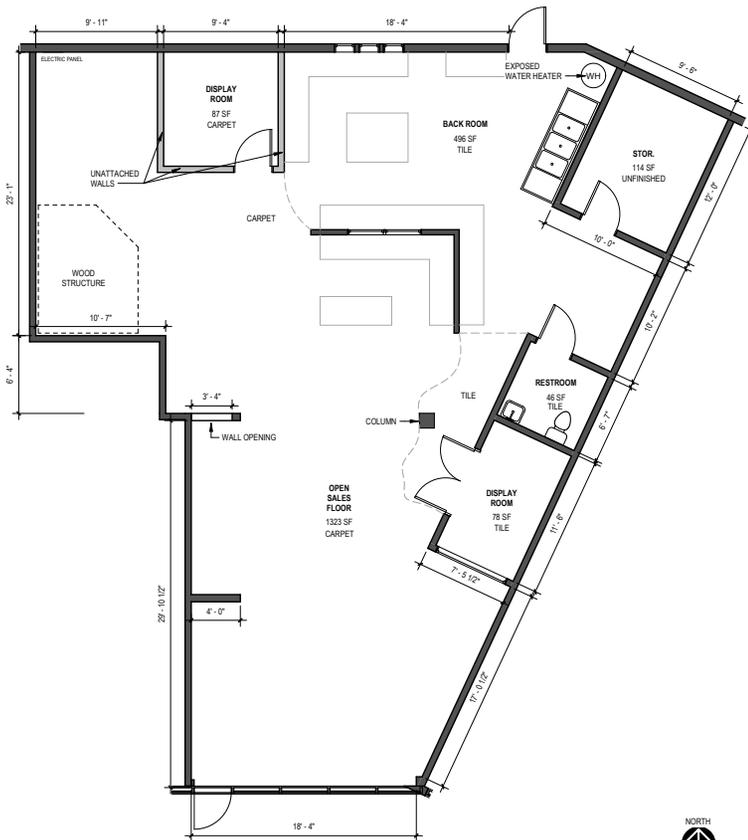
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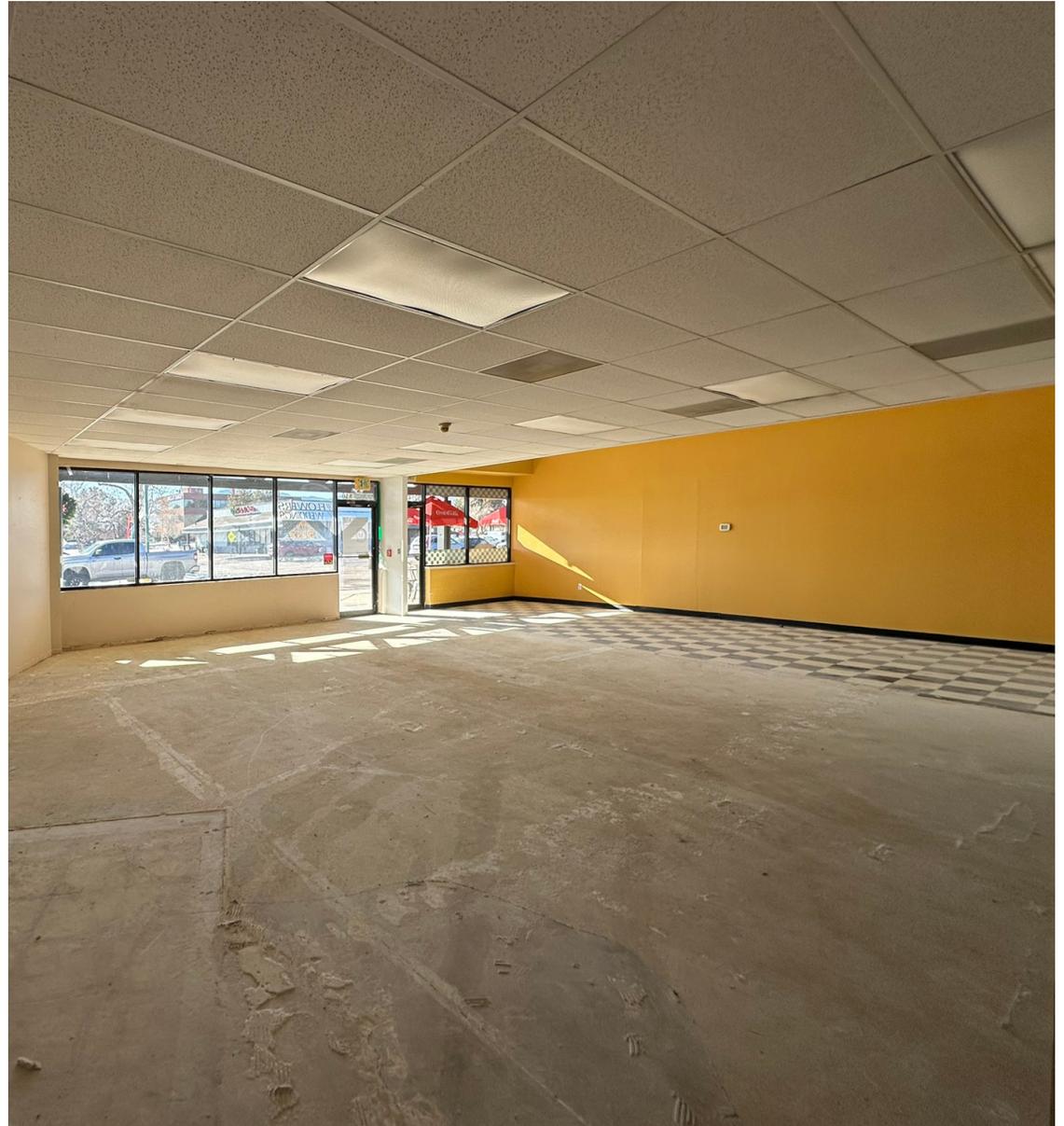
For Lease

UNIT 10 - 2,290 SF

- \$22.00/SF + \$10.65/SF NNN
- \$6,230/mo approx Monthly Rent + Utilities
- Former Flower Shop. Recently absorbed additional front-of-house square footage from adjacent unit. Ready for your finishes!



1 SUITE #10 PLAN
3/16" = 1'-0"



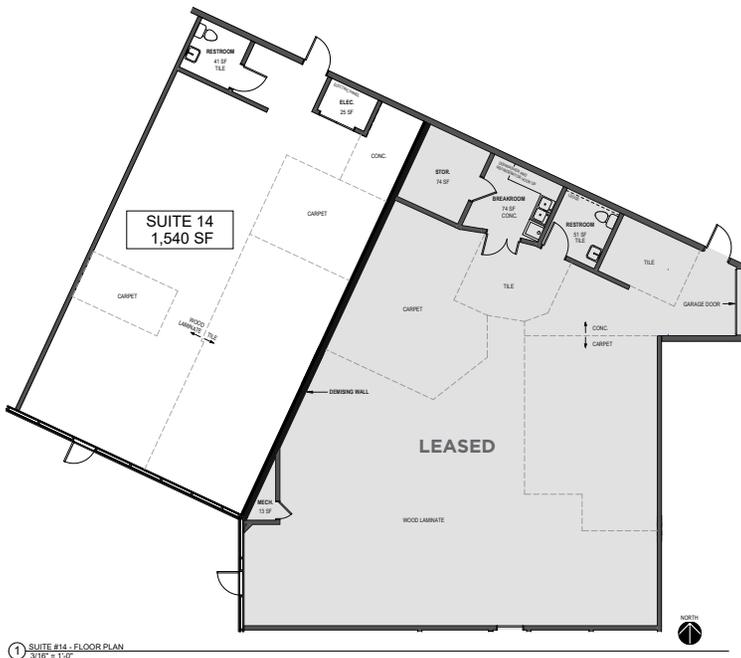
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UNIT 14A - 1,540 SF

- \$22.00/SF
- \$4,190/mo
- Former design showroom with split-level sales floor space. Open plan containing a break room, roll-up door, and 2 restrooms with high-end designer finishes



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TRADE AERIAL



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DEMOGRAPHIC HIGHLIGHTS

1 MILE

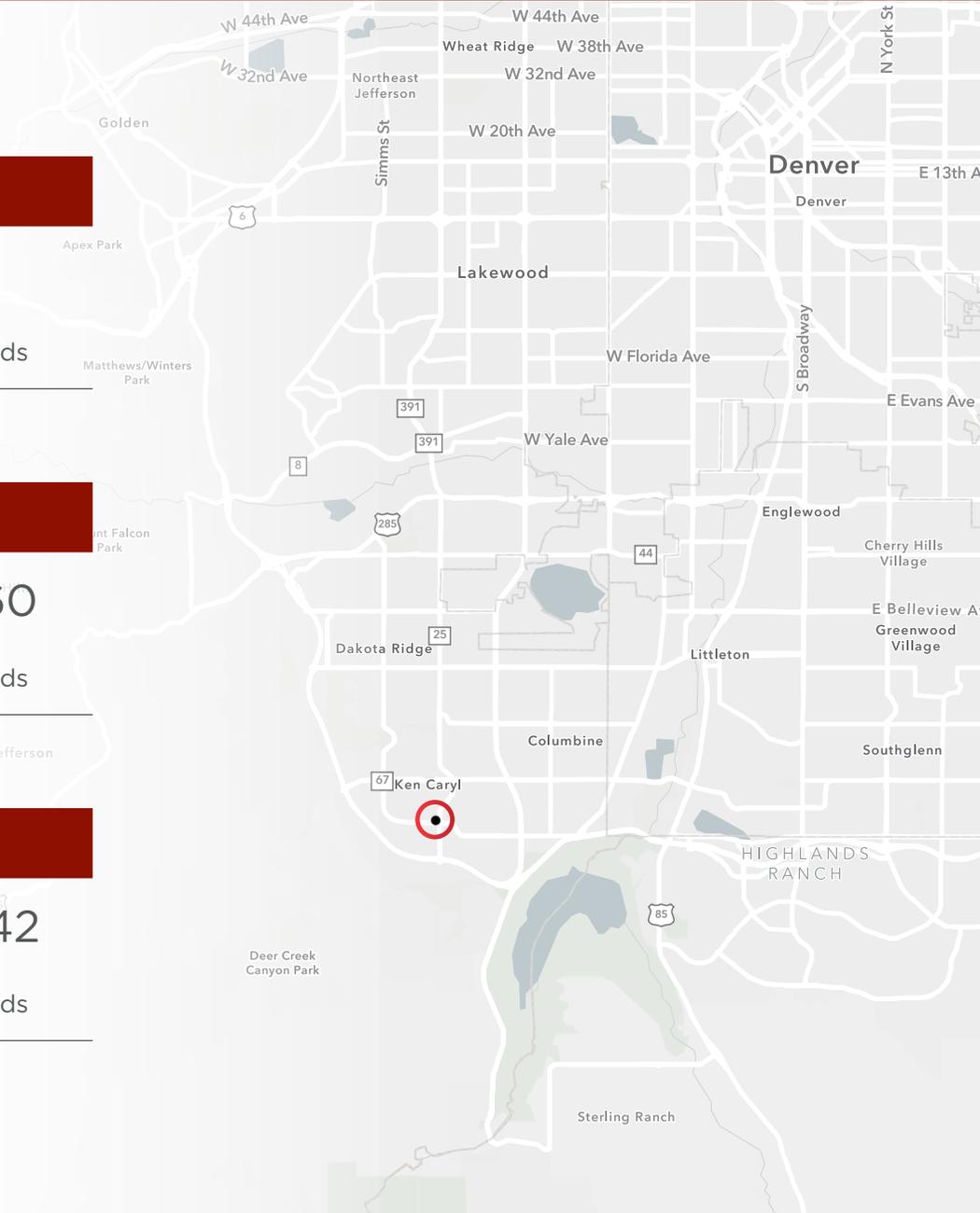
13,212	9,711	\$165,903	4,761
Population	Total Daytime Population	Average Household Income	Total Households

5 MILES

80,903	66,662	\$169,345	32,560
Population	Total Daytime Population	Average Household Income	Total Households

7 MILES

211,763	194,553	\$156,390	86,042
Population	Total Daytime Population	Average Household Income	Total Households



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