

# Columbine Plaza

6509 W Ken Caryl Ave | Littleton, CO 80128



## AVAILABLE

- Unit 6705 - 1,543 SF
  - Unit 6679 - 1,852 SF
  - Unit 6671 - 1,171 SF
- RATE - \$20/SF**  
**NNN - \$8.18/SF**

## LOWER LEVEL

- Unit 6707+6709 - 4,115 SF
  - Unit 6695 - 6,650 SF
- RATE - \$5/SF**  
**NNN - \$8.18/SF**
- Unit 6699 A/B - 1,485 SF
- RATE - \$3/SF**  
**NNN - \$8.18/SF**

## ABOUT THE PROPERTY

- **Robert's Italian has been at the center for over 25 yrs & are set to expand into the 2 suites next door**
- Below grade suites have main level access
- Affluent suburban community with dense, established residential population
- Recent redevelopment across Ken Caryl Avenue featuring national retailers and proposed 24,000 SF medical office building

## TRAFFIC COUNTS

W Ken Caryl Ave  
S Pierce St

Year: 2025 | Source: Esri

23,912 VPD  
16,853 VPD

## DEMOGRAPHICS

	1 Mile	3 Miles	5 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

Year: 2025 | Source: Esri

## CONTACT

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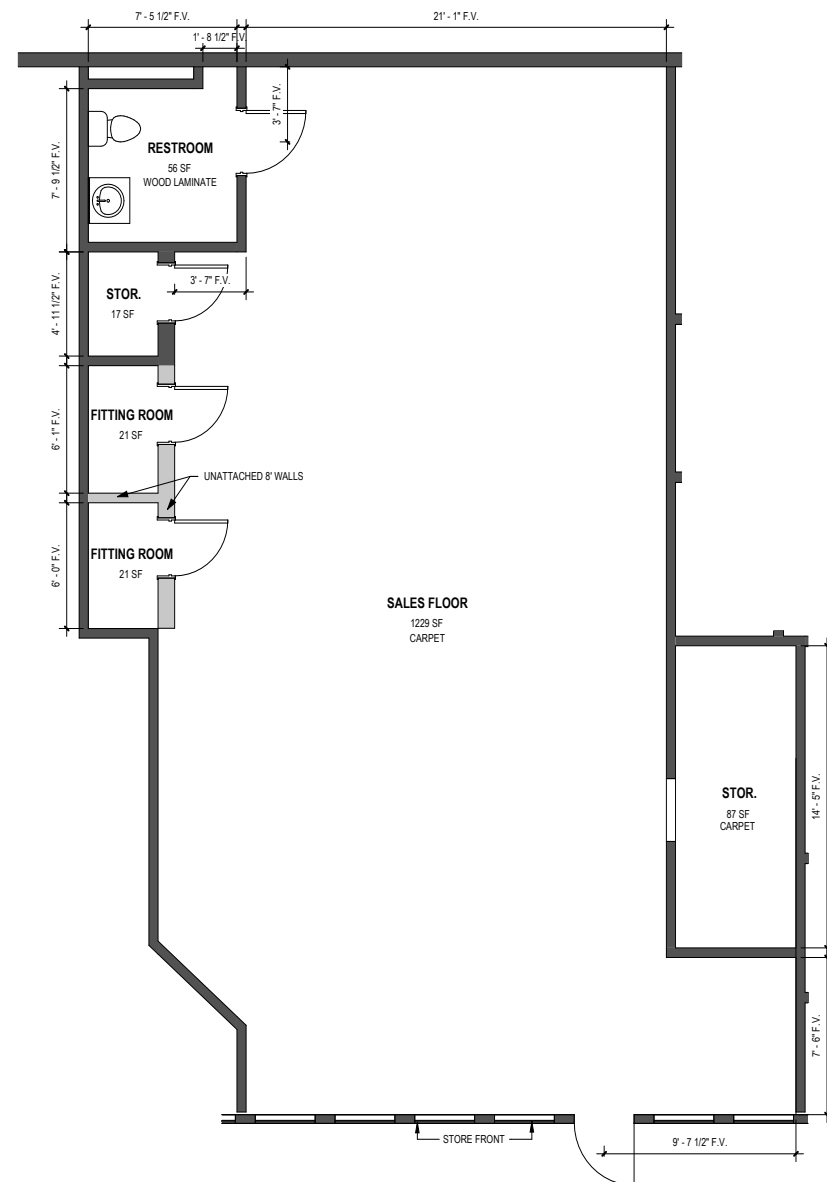


UNIT	TENANT	SF
6745	Robert's Italian Restaurant & Deli	3,635
6731/6729	Robert's Italian Restaurant & Deli (Expansion Coming)	2,100
6725	Modern Paws	1,030
6721	Amazing Fantasy Comics	1,000
6715	Family Clips Hair Salon	1,000
6705	AVAILABLE	1,543
6701	Body Works Massage	2,371
6691	Heartland Dental	3,613
6685	State Farm	691
6679	AVAILABLE	1,852
6673	Julie Nails & Lash	1,410
6671	AVAILABLE	1,171
LOWER LEVEL		
6707/6709	AVAILABLE	4,115
6695	AVAILABLE SOON Joyful Soles Dance DO NOT DISTURB	6,650
6699 A/B	AVAILABLE	1,485



## UNIT 6705 - 1,543 SF

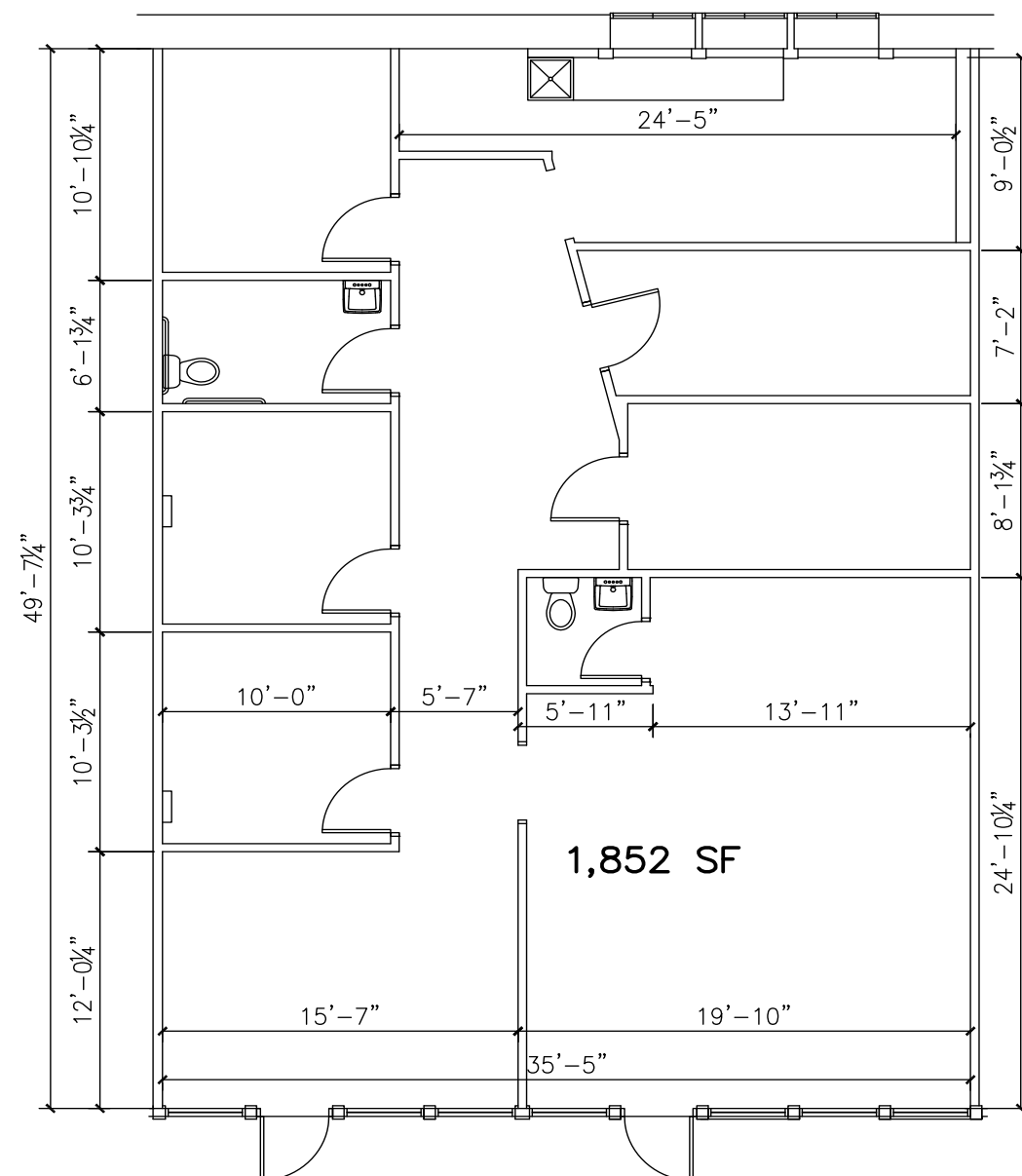
- \$20.00/SF + \$8.18/SF NNN
- \$3,624/mo approx Monthly Rent + Utilities
- Charming former boutique space. 2 fitting rooms (removeable), storage, small office, 1 restroom





## UNIT 6679 - 1,852 SF

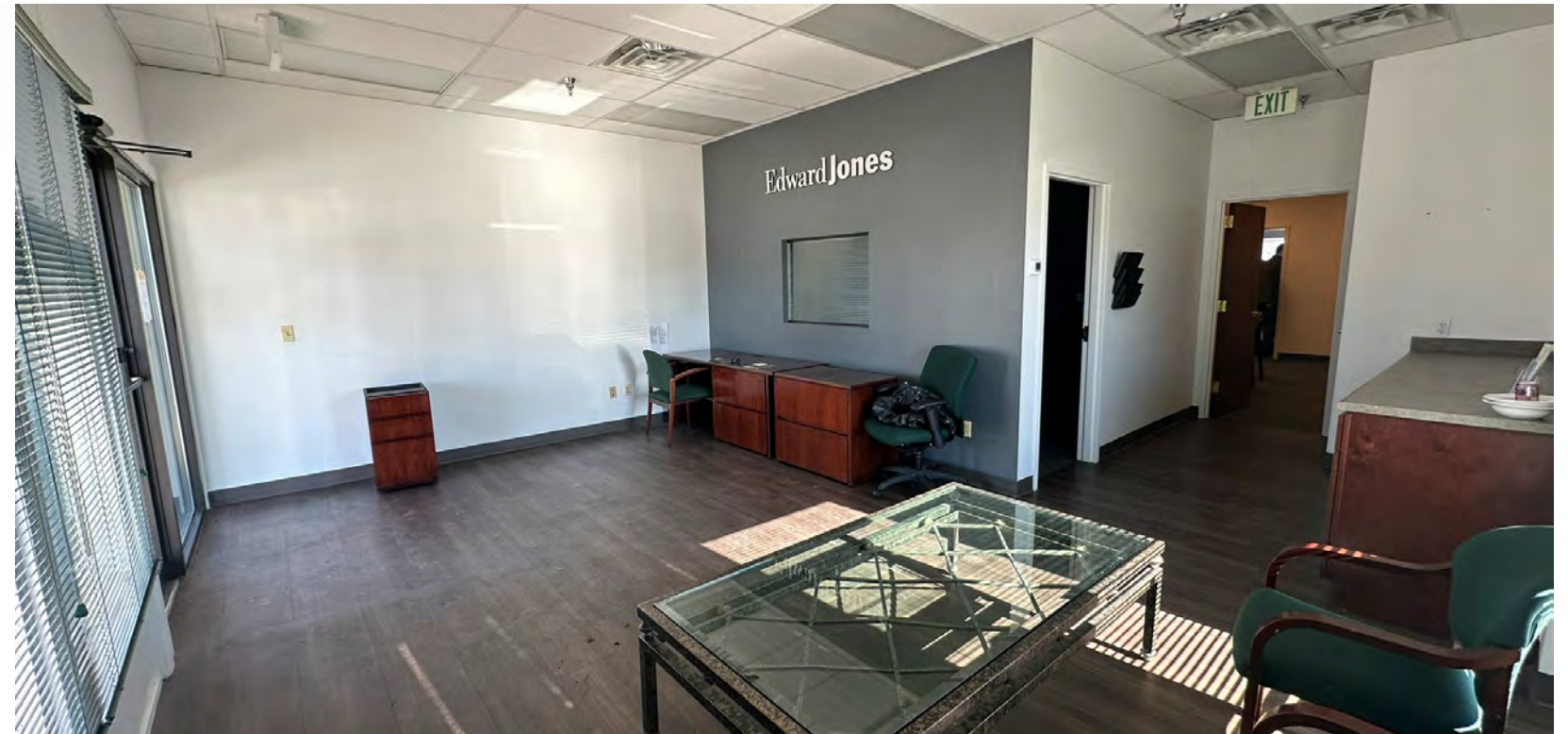
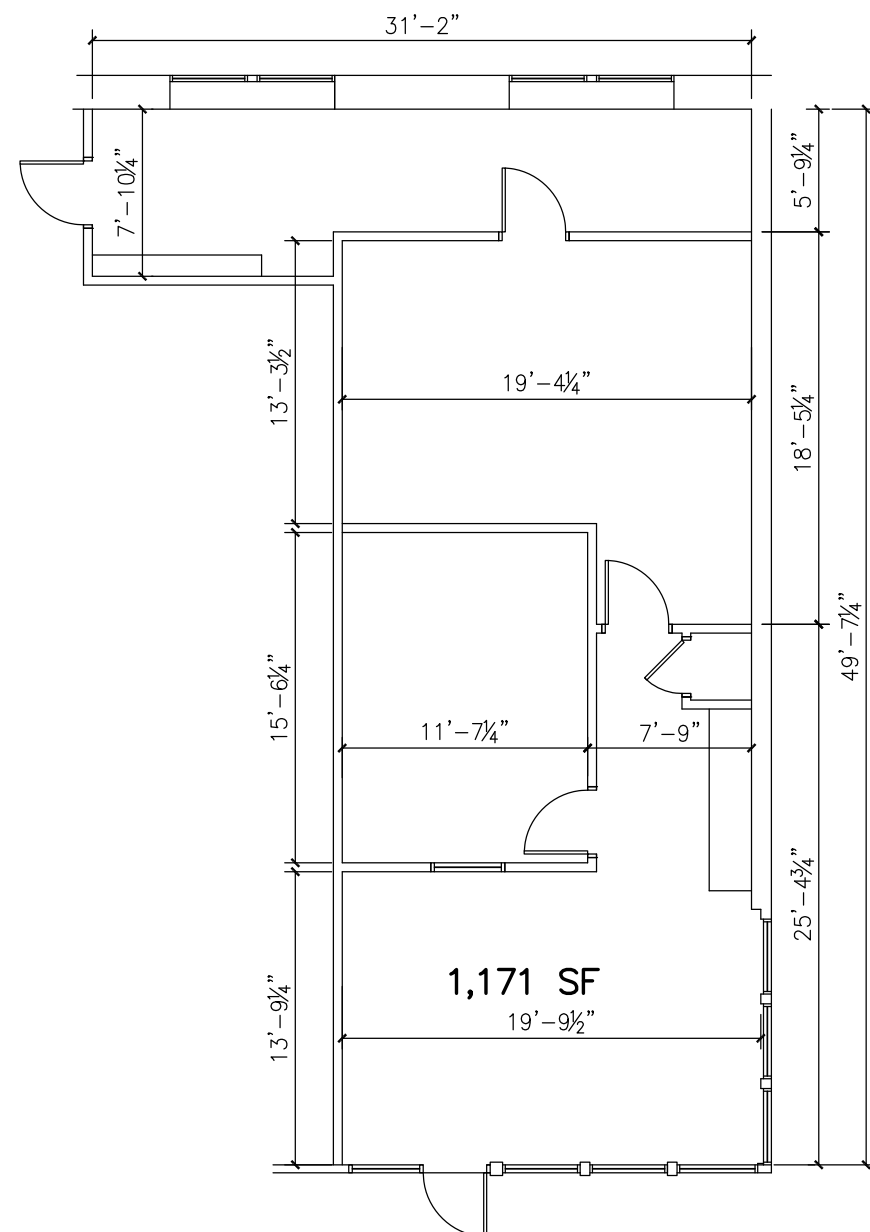
- \$20.00/SF + \$8.18/SF NNN
- \$4,349/mo approx Monthly Rent + Utilities
- Well-maintained former massage therapy suite with new flooring and paint. 5 treatment rooms, 2 bright entryways with small lobby/waiting room, 2 restrooms





## UNIT 6671 - 1,171 SF

- \$20.00/SF + \$8.18/SF NNN
- \$2,912/mo approx Monthly Rent + Utilities
- Bright endcap turn-key retail/office space. Corner lobby withy ample light, large private office, large conference room/bullpen, communal restroom

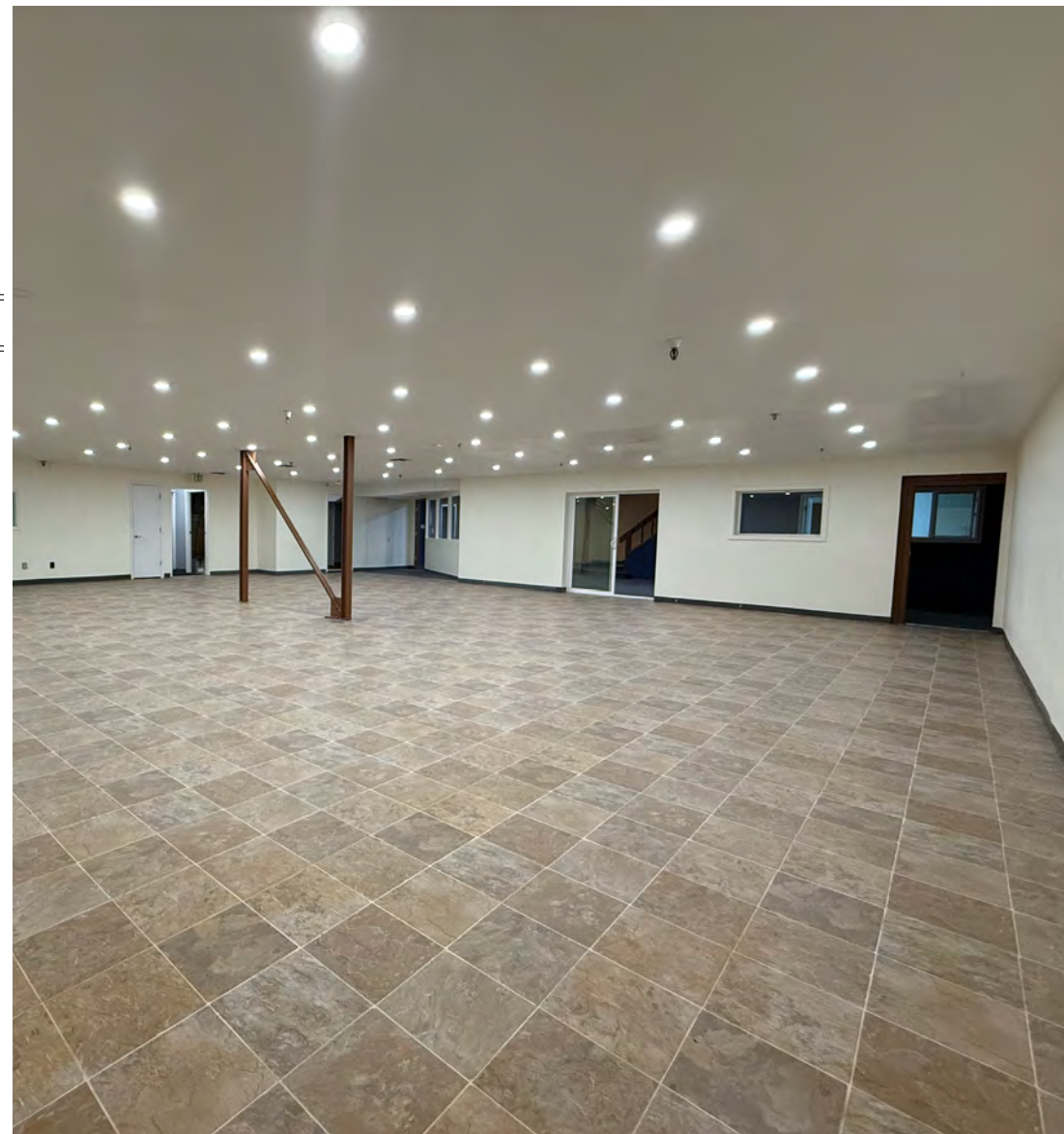
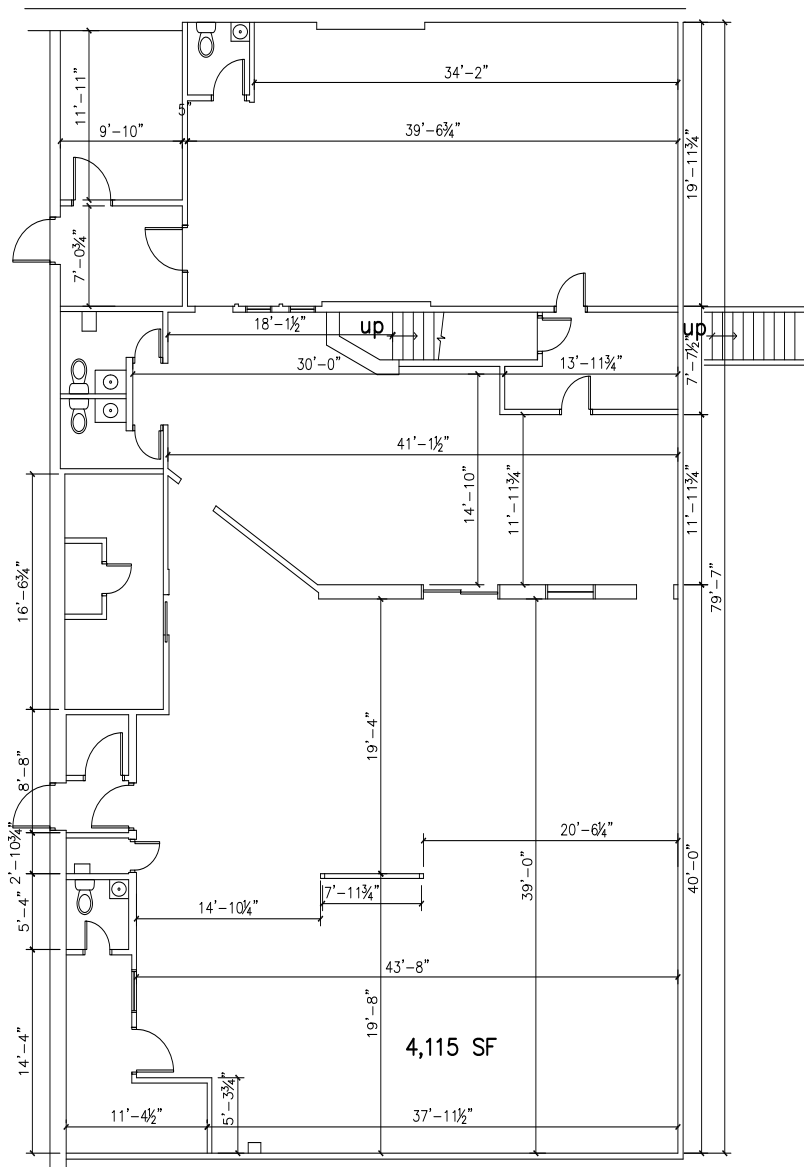




## UNIT 6707-6709 - 4,115 SF (LOWER LEVEL)

- \$5/SF + \$8.18/SF NNN
- \$4,520/mo approx Monthly Rent + Utilities
- Well-lit, well-maintained former karate studio.  
**Main-level access** between 6705 & 6701, 2 additional rear entry doors. Flexible open floor plan, 4 restrooms, tile & vinyl plank flooring

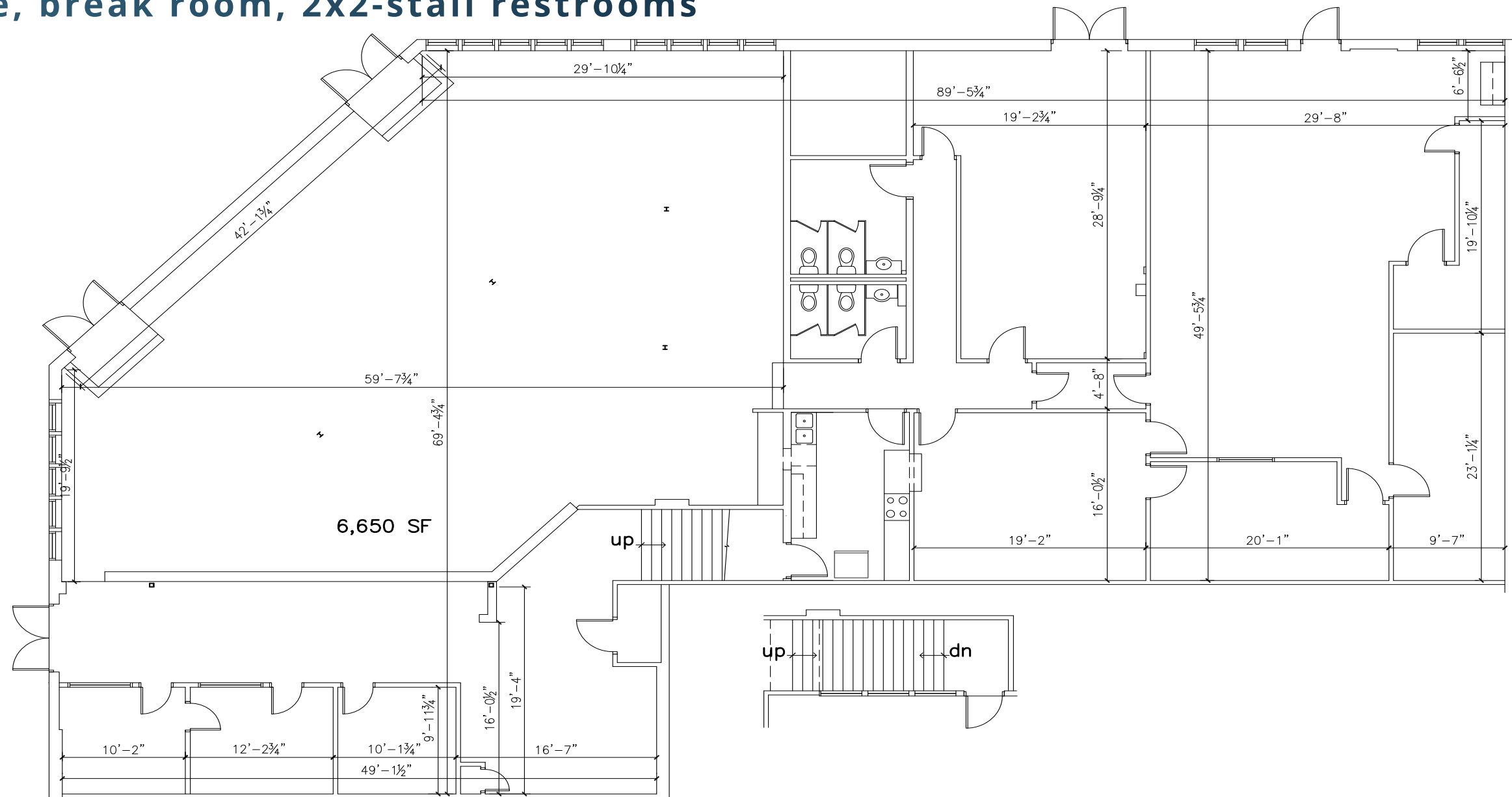
Units **6695** and **6707-6709** can be combined for **10,434 SF**! Ideal for religious institutions, experiential retail, fitness



## UNIT 6695 - 6,650 SF (LOWER LEVEL)

- \$5/SF + \$8.18/SF NNN
- \$7,304/mo approx Monthly Rent + Utilities
- Well-lit, well-maintained dance studio. **Main-level access** between 6701 & 6699, 5 additional rear entry doors. Main lobby leads to 3 small dressing rooms, connected to large open studio with garden windows; additional office and storage space, break room, 2x2-stall restrooms

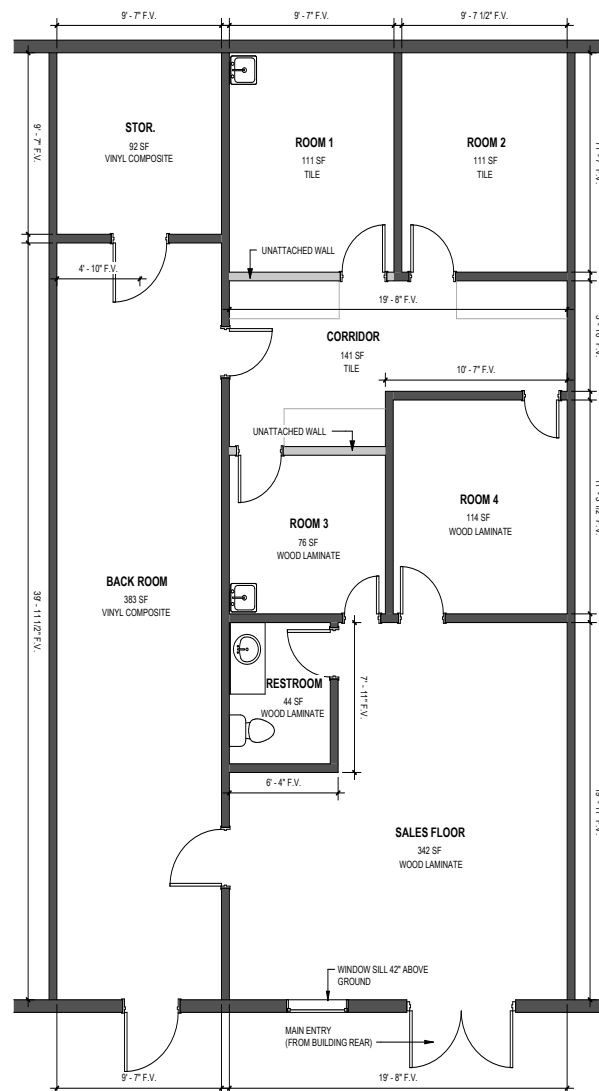
Units **6695** and **6707-6709** can be combined for **10,434 SF**! Ideal for religious institutions, experiential retail, fitness





## UNIT 6699 - 1,485 SF (LOWER LEVEL)

- **\$5/SF + \$8.18/SF NNN**
- **\$1,631/mo approx Monthly Rent + Utilities**
- **Former dog groomer, accessed from back of the center. Ideal for ghost/e-commerce operators or low-cost storage space. Small lobby, 4 offices (2 with sinks), restroom, storage**









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## DEMOGRAPHIC HIGHLIGHTS

### 1 MILE

13,212  
Population

9,711  
Total Daytime  
Population

\$165,903  
Average Household  
Income

4,761  
Total  
Households

### 5 MILES

80,903  
Population

66,662  
Total Daytime  
Population

\$169,345  
Average Household  
Income

32,560  
Total  
Households

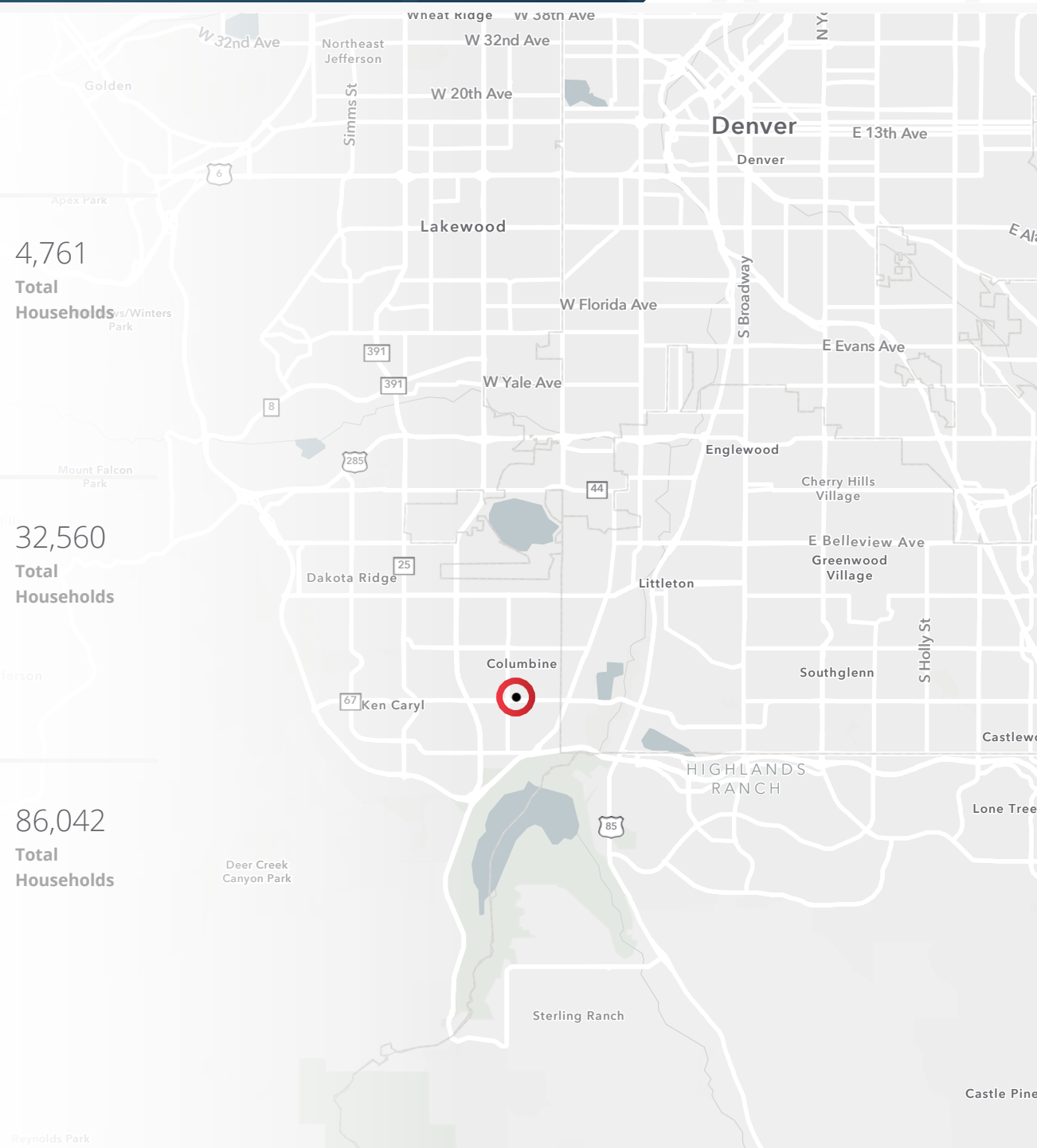
### 7 MILES

211,763  
Population

194,553  
Total Daytime  
Population

\$156,390  
Average Household  
Income

86,042  
Total  
Households







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