

FOR LEASE

VILLAGER SQUARE SHOPPING CENTER

9012-9142 W KEN CARYL AVENUE

LITTLETON, CO 80128



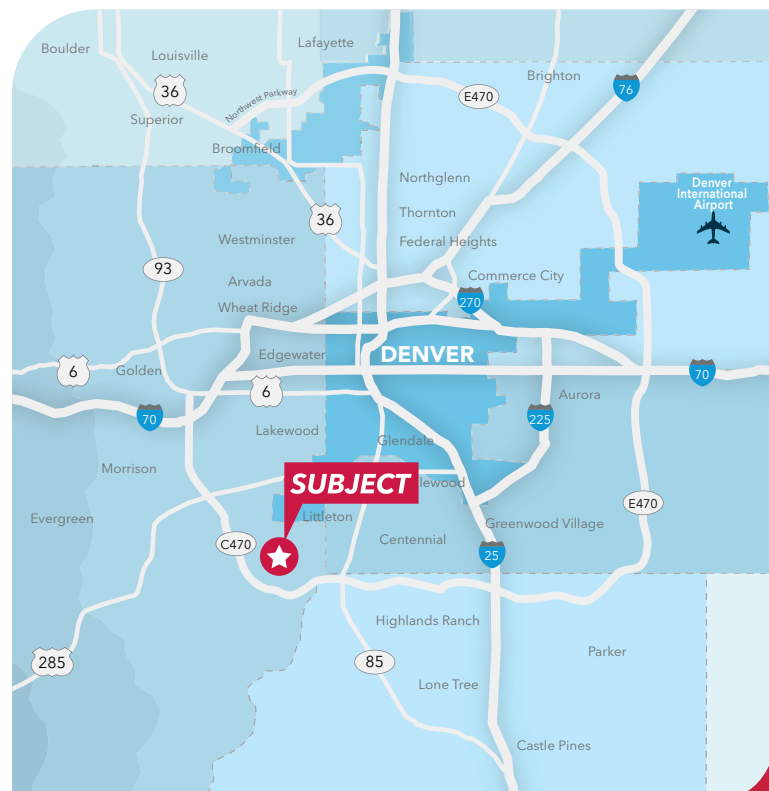
Villager Square Shopping Center is a neighborhood center on the western edge of Littleton leading into the affluent Ken Caryl area. Located on the southeast corner of W. Ken Caryl Avenue and Garrison Street, Villager Square is anchored by Calvary South Denver Church with everyday conveniences such as 7-Eleven, Phillips 66, and Pizza Hut.

PROPERTY OVERVIEW

TENANCY	Multi
SIGNAGE	Building and monument
OpEx NNN	\$7.66/SF
VACANT SF	±8,070 SF
PARKING	Ample Parking
LEASE RATE	CONTACT BROKER

PROPERTY HIGHLIGHTS

- New parking lot installed 2023
- Retail shop space available servicing the residents and families of Ken Caryl and Littleton
- Located on the heavily trafficked West Ken Caryl Ave
- Full movement intersection providing easy access into the center
- Great mix of national and local businesses



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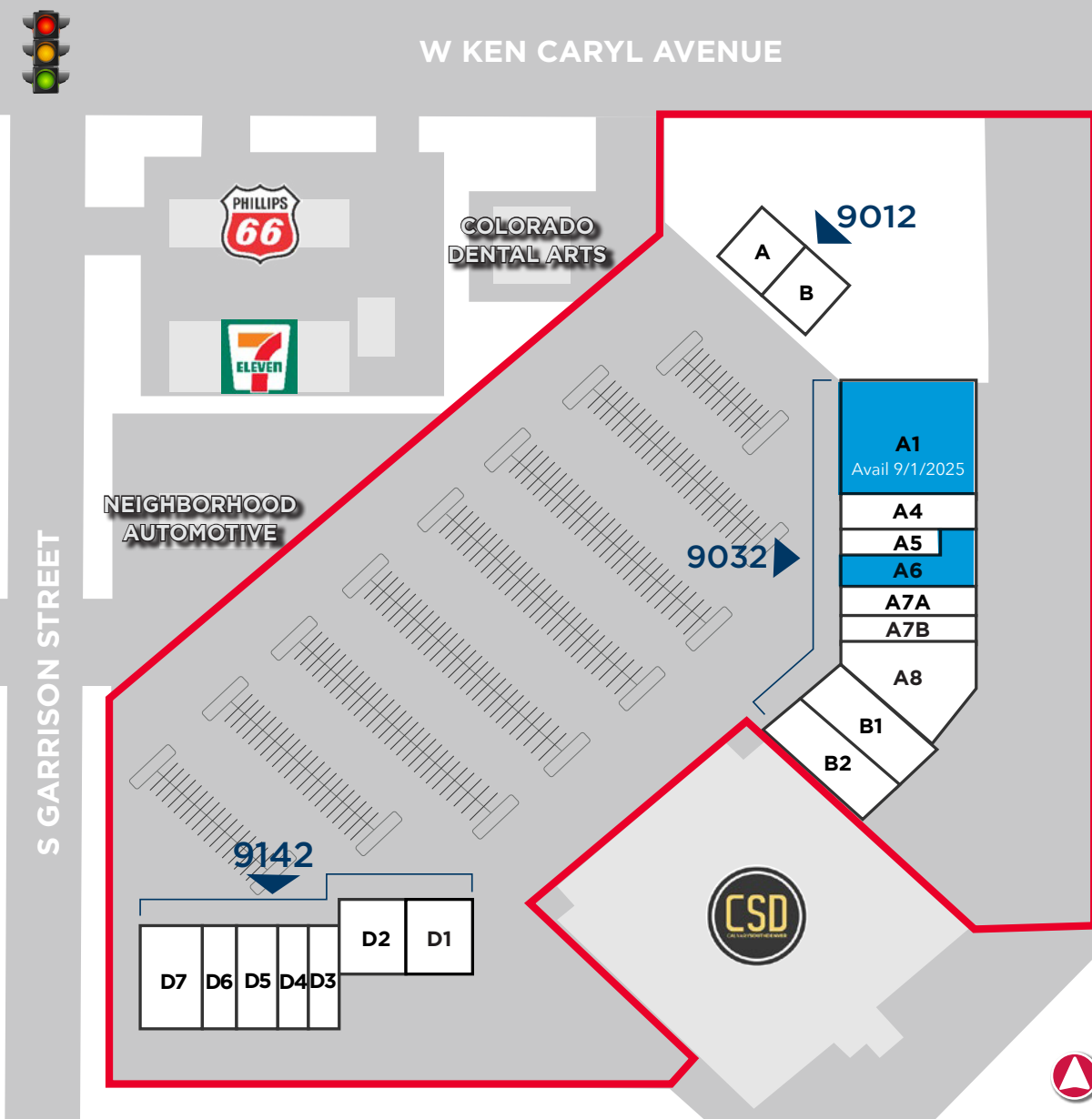
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LEE &
ASSOCIATES

COMMERCIAL REAL ESTATE SERVICES



UNIT	TENANT	SIZE (SF)
9012 A	Pizza Hut	1,300
9012 B	Kingsmen Barbers & Grooming	1,076
9032 A1	AVAILABLE JULY 2025	6,050
9032 A4	True Beauty Med Spa	1,465
9032 A5	True Beauty Med Spa	1,020
9032 A6	AVAILABLE	2,020
9032 A7A	Retail	1,030
9032 A7B	Special Treats Cards	1,030
9032 A8	Antique Mall	4,400

UNIT	TENANT	SIZE (SF)
9032 B1	S & S Liquors	2,400
9032 B2	Chatfield Wrestling Foundation	2,400
9142 D1	Retail	1,680
9142 D2	Southwest Salon	1,470
9142 D3	Time of Your Life Travel	1,385
9142 D4	Four Season Nails	1,050
9142 D5	Mattress Direct	1,532
9142 D6	Benjamin Green, LLC	1,400
9142 D7	Little Theatre Culture Center	3,750

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DEMOGRAPHICS	1 Mile	3 Miles	5 Miles
Total Population	16,407	83,763	168,721
Total Households	6,240	32,560	32,560
Average HH Income	\$116,925	\$132,071	\$131,563

TRAFFIC COUNTS	Esri, 2022
Streets	Vehicles Per Day
W Ken Caryl Ave & S Garrison	17,099
S Kipling Pkwy & W Ken Caryl Ave	23,546

RAY ROSADO, CCIM

Principal

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