

KC Shopping Center

12442 W KEN CARYL AVENUE, LITTLETON, CO 80127

SH

SullivanHayes
BROKERAGE

SAFEWAY ANCHORED SHOPPING CENTER

LEASE OPPORTUNITIES AVAILABLE



Property Details

- Well established Safeway anchored center in mature southwest neighborhood
- Diverse mix of national and local tenants
- Signalized access at both entrances
- Close proximity to E-470

SPENCER MORRISSEY

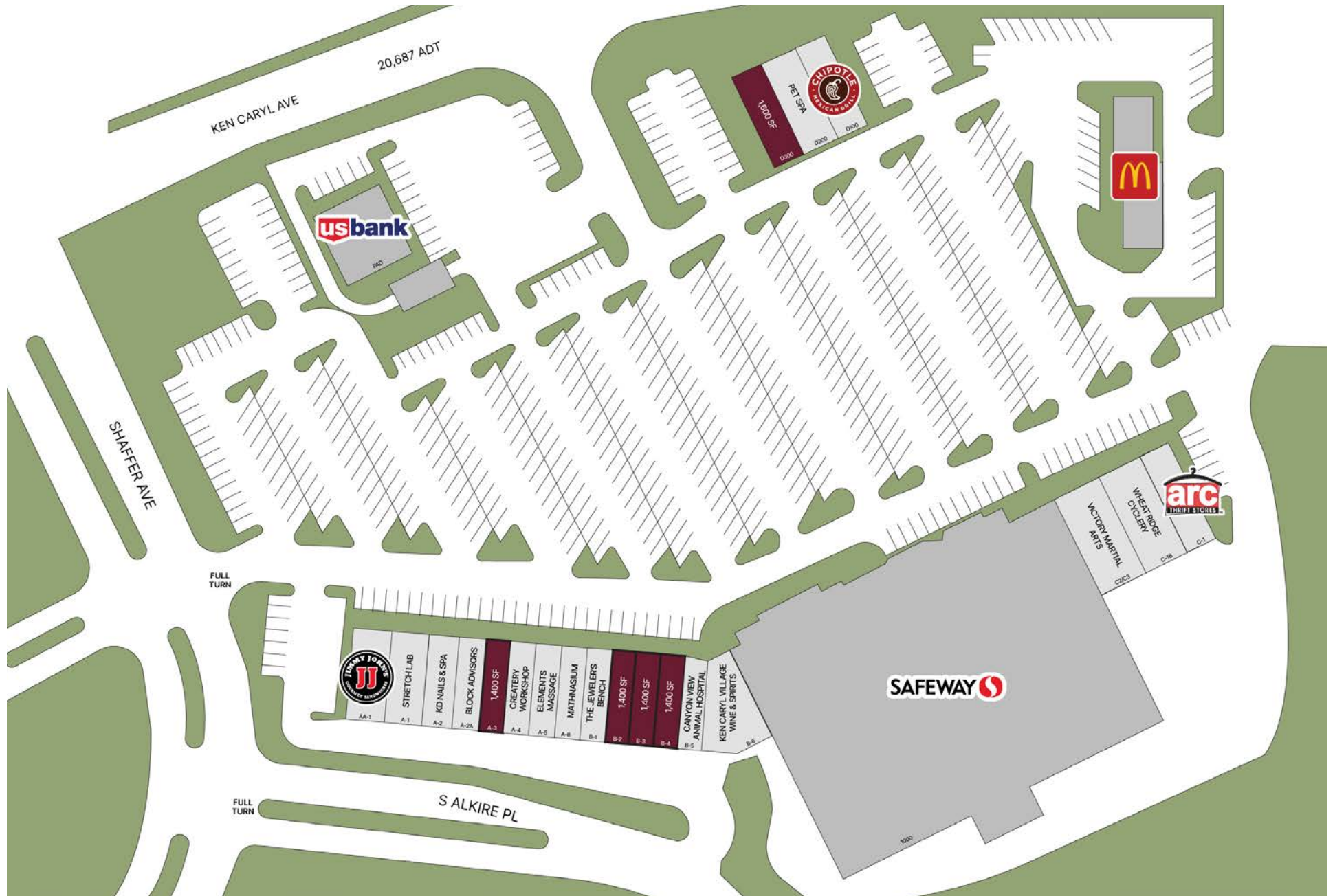
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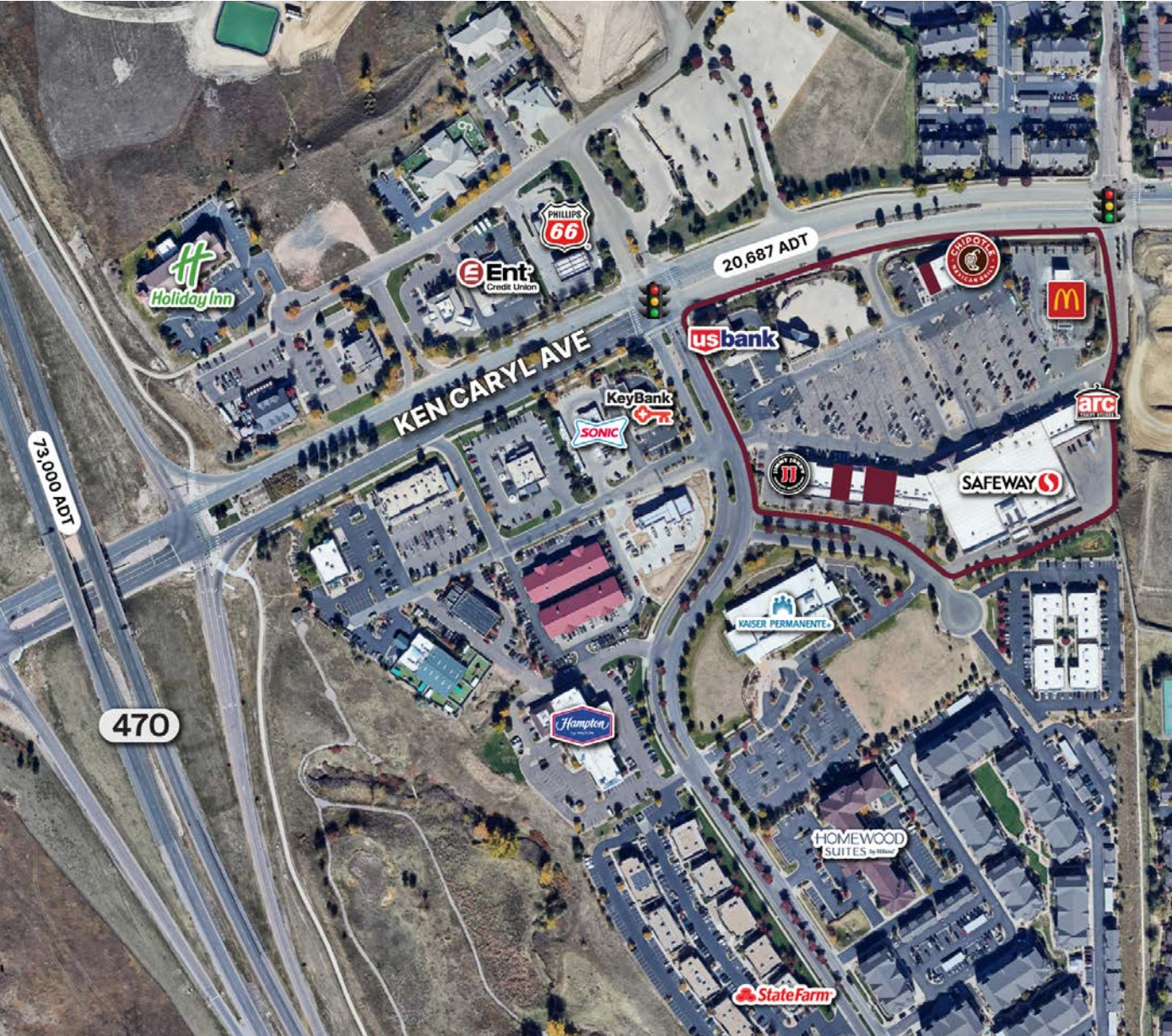
smorrissey@sullivanhayes.com

COURTNEY KEY




303.382.7514

ckey@sullivanhayes.com





DEMOGRAPHICS

 TOTAL POPULATION	1M	5,835
	3M	64,556
	5M	130,316
 AVERAGE ANNUAL INCOME	1M	\$149,526
	3M	\$153,529
	5M	\$150,458
 DAY TIME POPULATION	1M	3,133
	3M	17,774
	5M	44,353

SOURCE: ESRI 2023

TRAFFIC COUNTS

- ➔ **KEN CARYL AVE EAST OF SHAFFER PKWY**
20,687 ADT (ESRI 2019)
- ➔ **KEN CARYL AVE WEST OF SHAFFER PKWY**
19,671 ADT (ESRI 2021)
- ⬆️ **C-470 NORTH OF KEN CARYL AVE**
73,000 ADT (ESRI 2022)
- ⬇️ **C-470 SOUTH OF KEN CARYL AVE**
53,000 ADT (ESRI 2022)



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