

# COURTYARDS *at* DEER CREEK

**1,933 SF**  
CONDO FOR SALE

7621 Shaffer Pkwy, Unit B, Littleton, CO 80127

**Ken Caryl Valley**  
**1,666 Homes**



**Shaffer Pkwy**



**KINSEY & COMPANY**  
COMMERCIAL REAL ESTATE

**Jason F. Kinsey**  
Managing Principal  
720-280-5757  
Jason@KinseyCRE.com

**Brady Kinsey**  
Principal  
303-847-1295  
Brady@KinseyCRE.com

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## Availability

Pricing: \$724,875

Building SF: 1,933 SF

2025 Property Taxes Due in 2026: \$12,680.76



## Highlights

- Rare office condo available for sale in Ken Caryl
- High-end finish with:
  - Two (2) HVAC units that allow for one (1) ton of HVAC per 320 square feet
  - Two (2) ADA restrooms
  - Intentionally constructed 287 SF of storage built above restrooms and offices to allow for storage that does not waste useable SF
  - Ground level, private main entrance
  - Full sprinkler system
  - Exposed ceiling with spiral duct work
  - Kitchenette
  - Three (3) separate doors for ingress/egress
- Well maintained owners association that simplifies property ownership
- Building signage allowed
- Professional co-tenant/owners that consist of medical uses, professional offices and more

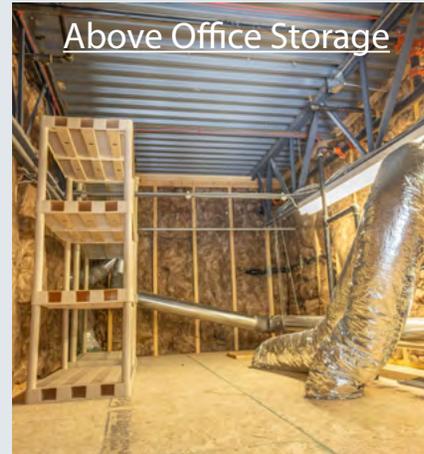
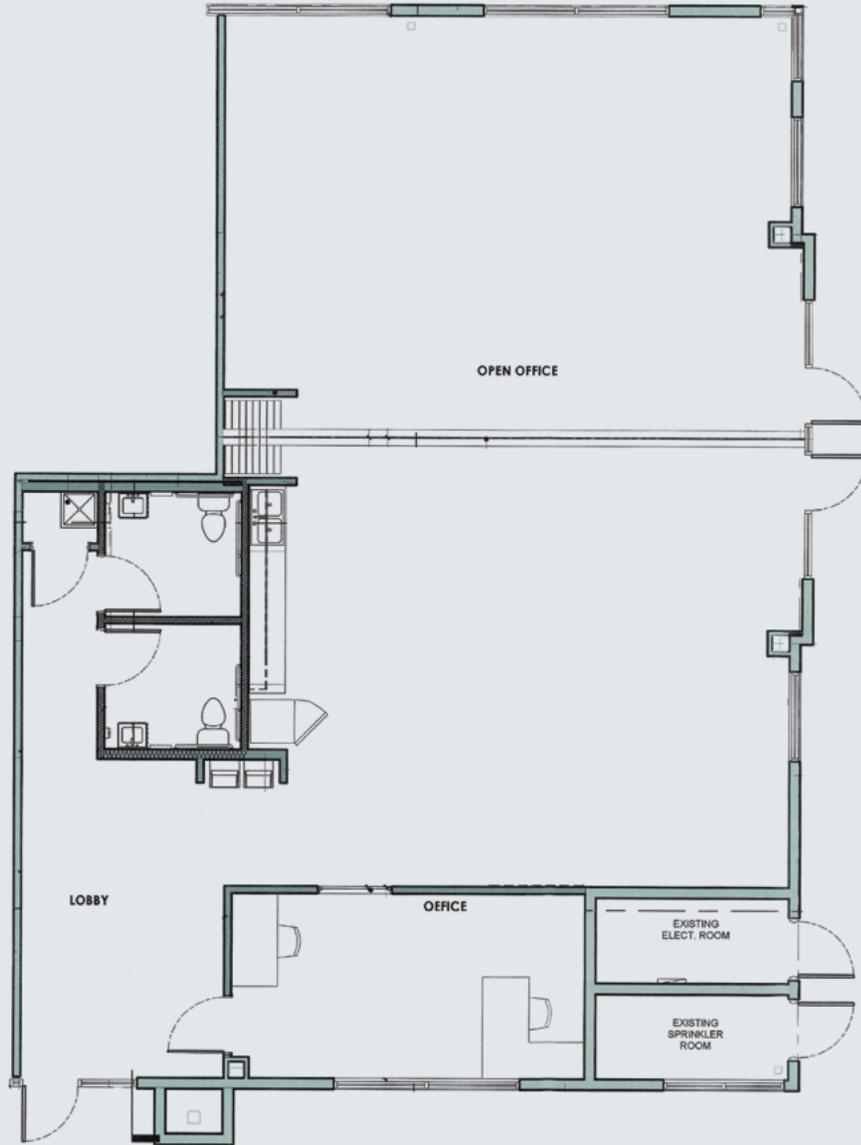


No representations or warranties, expressed or implied, are made as to the accuracy of the information contained herein. Prospective tenant must independently verify the information and bears all risk for inaccuracies. Prices, terms, and availability are subject to change and/or withdrawal without notice

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## Floor Plan



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470

## Demographics

	1 Mile	3 Miles	5 Miles
<b>Population</b>	5,924	58,712	122,324
<b>Average Household Income</b>	\$142,186	\$139,655	\$136,006
<b>Daytime Population</b>	3,477	16,043	33,906

Source: CoStar



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Disclaimer: The Interested Party acknowledges that any documents or information ("Materials") received from the Property Owner are provided solely for reference and review. The Property Owner makes no representations, expressed or implied, regarding the accuracy or completeness of these Materials. The Interested Party assumes full responsibility for evaluating all provided documents, which may include maps, schematics, and other property-related data. This includes, but is not limited to: (i) the structural integrity, condition, and features of the Property, including roofing, foundation, utilities, and landscaping; (ii) soil composition, geological factors, and groundwater conditions; (iii) the availability and adequacy of utility services; (iv) zoning, land use regulations, and development feasibility; (v) legal restrictions affecting the Property; (vi) adherence to applicable laws, codes, and regulations; (vii) potential environmental hazards on or near the premises; (viii) the quality of workmanship and materials in any existing structures; and (ix) the status of the Property's title. The Property Owner is not responsible for any conclusions drawn by the Interested Party based on these Materials. It is the sole duty of the Interested Party to conduct independent due diligence before finalizing any transaction. All documents are provided without warranty, and the Interested Party waives any claims against the Listing Agent and Property Owner regarding the accuracy or reliability of the information furnished.