

# 7871

Shaffer Parkway

Littleton, CO 80127



**BRAND NEW CONSTRUCTION!**  
One level masonry building For Sale or Lease.

**CBRE**

# The Offering

CBRE is pleased to offer For Sale or For Lease this brand new construction 10,580 SF masonry warehouse or Flex building located in the Ken Caryl Business Center in Littleton, CO. Featuring 18' + Clear Height, sprinklers, 5 Drive in doors ( four in the rear and one in front) the building is highly visible on the main artery road, Shaffer Parkway through the business park.



# Investment Highlights



**Meticulously Built and Fully customizable**



**Located in Jefferson County Enterprise Zone**



**Concrete floor, 18'-19' Clear Heights, Masonry Construction**



**Numerous Uses allowed within the P-D Zoning including Office, Medical, Industrial, and quasi-Retail**



**Fully Sprinklered, 20 year warrantied EPDM roof, Masonry construction**



**37 Surface Parking Spaces**



**HOA allowing for consistent and attractively maintained Park**

# Property Description

## Property Overview

<b>Address</b>	7871 Shaffer Parkway, Littleton, CO 80127
<b>Market/Submarket</b>	SW Denver/Ken Caryl
<b>County</b>	Jefferson County Parcel #59-324-01-047
<b>Square Footage</b>	10,580 SF
<b>Lot Size</b>	0.98 Acres
<b>Year Built</b>	2024
<b>HOA Dues</b>	\$1,324 month covers snow removal, landscaping, parking lots
<b>Roof</b>	EPDM roof with 20 year Warranty
<b>HVAC</b>	Two (2) 100,000 BTUH Unit Heaters
<b>Electrical</b>	100A Service Panel, 800 A Service available to building from existing transformer at SW Corner of Building
<b>Clear Heights</b>	19' on North Side, 18' on South Side
<b>Sprinkler</b>	Fully Sprinkled for Pallet/Rack Storage to 16' (dependent upon commodity) 12' for almost any commodity



For the discerning buyer who does not want to go through the construction process but prefers new construction, systems under warranty, high quality Raynor insulated doors and a blank canvas to make the interior their own, this is the property!

Featuring 18' clear ceilings, 4 dock high doors on south side of building and one drive-in 19' clear on north side of building, 18' on south side of the building, sprinklers and an attractive front façade for customer facing flex or industrial use, one can choose how to finish or simply use the building warehouse as it is. Originally designed for four separate Flex units, one has option to separate or use the entire building. There is parking for approximately 37 vehicles and excellent visibility on Shaffer Parkway which is just off of C-470 in Ken Caryl/Littleton, Colorado in Southwest Denver. Building was designed and is capable of adding Solar Panels to the entire roof surface. The proposed weight/loads were identified and added for future solar panels if one chooses to add solar.



The interior insulation factor is R19, above the energy requirements of IECC.

# Location Overview



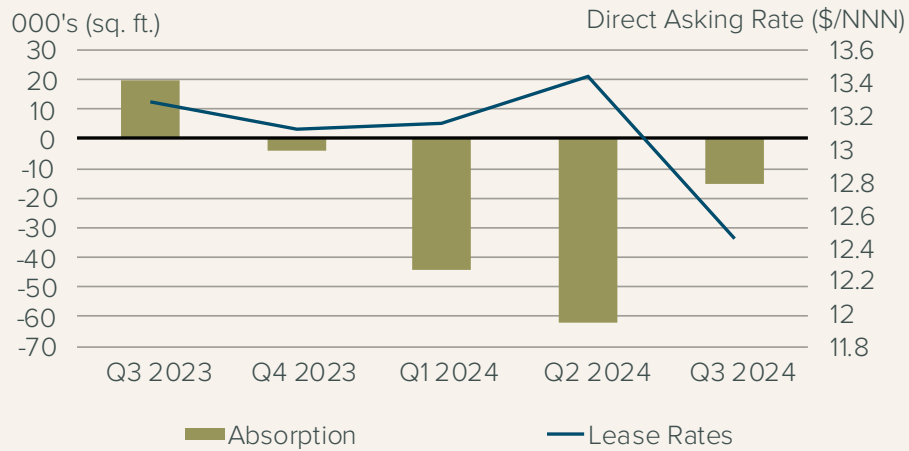
Ken Caryl Business Park is located just off of C-470 allowing easy access for clients, customers and employees throughout the Denver Metro area or for the owner/user looking to efficiently transport goods and attract talent from a large geographical area. Nearby retail amenities include Chipotle, Safeway, and Starbucks. Nearby hospitality amenities include a Hampton Inn & Suites and Homewood Suites by Hilton.

# Market Overview

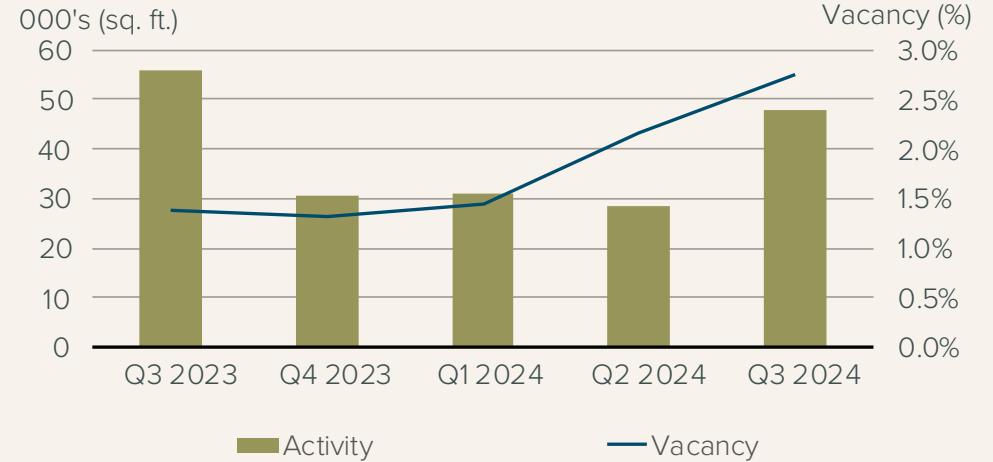
## Southwest Industrial, Q3 2024

	Q3 2023	Q4 2023	Q1 2024	Q2 2024	Q3 2024
Total NRA	8,693,131	8,693,131	8,702,727	8,702,727	8,702,727
Under Construction SF	0	0	0	175,204	175,204
Direct Vacant %	1.4%	1.3%	1.4%	2.2%	2.8%
Vacant SF	120,355	114,363	126,178	188,281	239,348
Sublet Available SF	129,266	139,069	171,622	171,622	147,751
Total Available SF	535,178	342,507	387,697	413,923	450,261
Availability Rate	6.2%	3.9%	4.5%	4.8%	5.2%
Absorption	19,481	(3,811)	(44,368)	(62,103)	(15,106)
Direct Lease Rates	\$13.29	\$13.11	\$13.16	\$13.44	\$12.45
Activity SF	56,047	30,759	30,934	28,643	47,779

### Net Absorption vs. Lease Rates



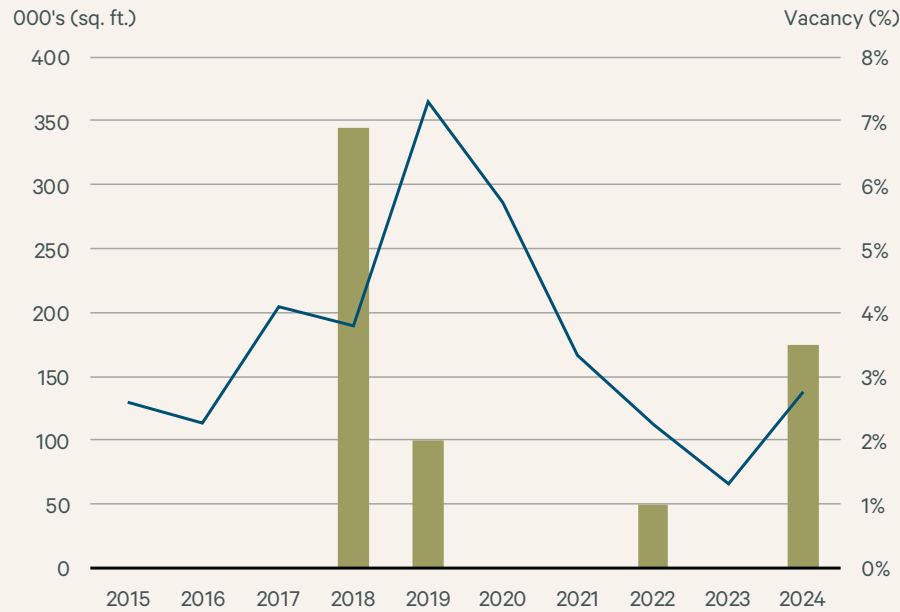
### Activity vs. Vacancy



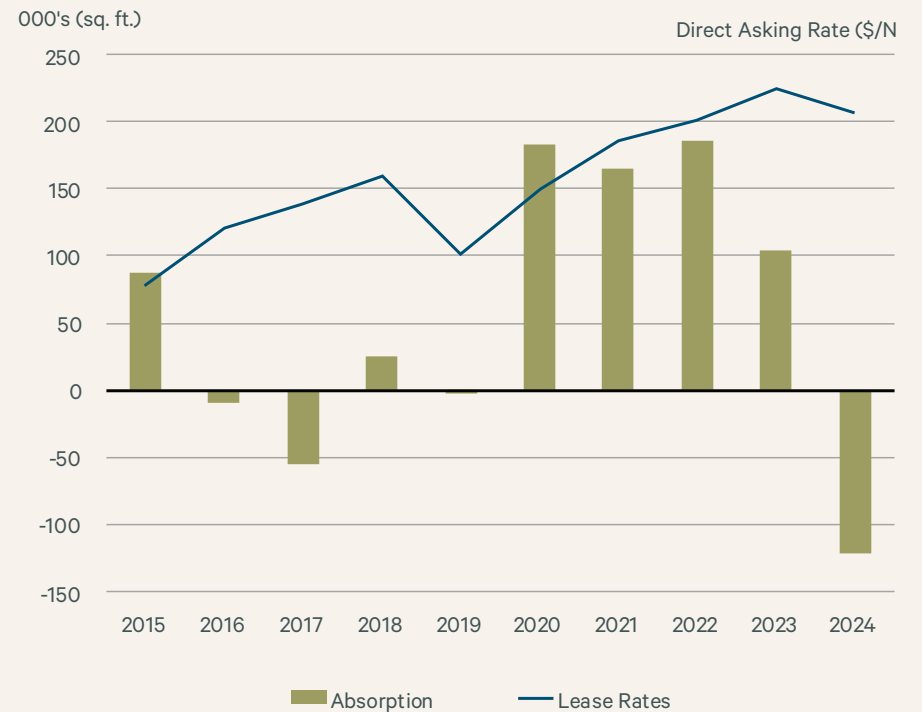
# Market Overview

	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024
# of Buildings	660	225	226	226	228	228	227	227	228	229
Total NRA	21,743,711	8,636,250	8,728,290	8,728,290	9,048,667	9,124,326	8,641,254	8,643,131	8,693,131	8,702,727
Under Construction SF	0	0	0	345,126	100,000	0	0	50,000	0	175,204
Direct Vacancy	2.6%	2.3%	4.1%	3.8%	7.3%	5.7%	3.3%	2.2%	1.3%	2.8%
Availability Rate	4.7%	7.0%	5.5%	5.9%	11.2%	9.6%	6.1%	2.2%	3.9%	5.2%
Sublease SF	6,449	39,258	20,359	6,449	205,479	233,174	153,663	3,550	139,069	147,751
Chg In Avail.SF	178,930	(426,745)	(124,258)	38,495	496,868	(135,654)	(354,200)	(330,901)	148,174	107,754
Asking Lease Rate (NNN)	\$7.96	\$9.46	\$10.08	\$10.81	\$8.80	\$10.47	\$11.77	\$12.30	\$13.11	\$12.45
Net Absorption SF	87,848	(9,246)	(55,478)	25,416	(2,822)	182,487	164,394	185,381	104,407	(121,577)
Activity SF	366,234	440,148	339,973	217,473	186,788	377,978	388,909	256,156	214,730	107,356

### Unconstruction vs. Vacancy



### Absorption vs Lease

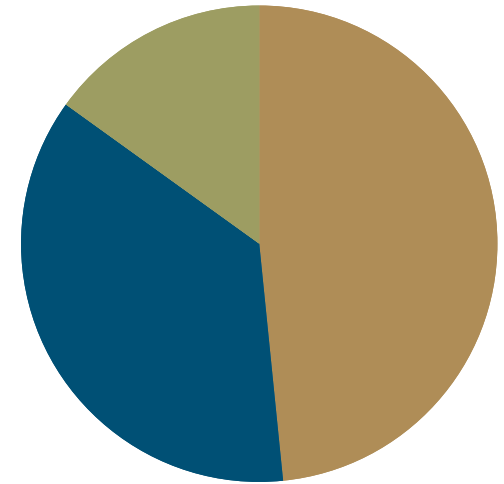


# Market Overview

	Year-over-Year	Quarter-over-Quarter
Construction	▲	▬
Vacancy	▲	▲
Absorption	▼	▲
Lease Rates	▼	▼
Activity	▼	▲

\* The arrows indicate trends over a time period and don't represent a positive or negative value (e.g. absorption could be negative, but

### Southwest NRA by Property Type



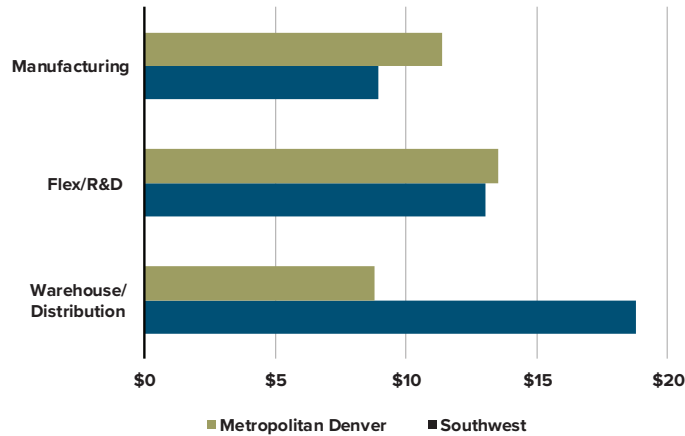
■ Warehouse/Distribution  
■ Flex/R&D  
■ Manufacturing

	# of Buildings	Net Rentable Area	Direct Asking Lease Rates	Direct Vacancy
<b>Metropolitan Denver</b>	<b>4,697</b>	<b>\$269,824,693.00</b>	<b>\$9.60</b>	<b>7.7%</b>
Warehouse/Distribution	2,847	\$181,452,472.00	\$8.78	9.2%
Flex/R&D	787	\$37,628,018.00	\$13.54	5.2%
Manufacturing	864	\$41,969,695.00	\$11.37	4.4%
<b>North</b>	<b>229</b>	<b>\$8,702,727.00</b>	<b>\$12.45</b>	<b>2.8%</b>
Warehouse/Distribution	106	\$4,307,287.00	\$18.80	2.3%
Flex/R&D	80	\$2,762,574.00	\$13.02	3.0%
Manufacturing	33	\$1,296,060.00	\$8.95	3.7%

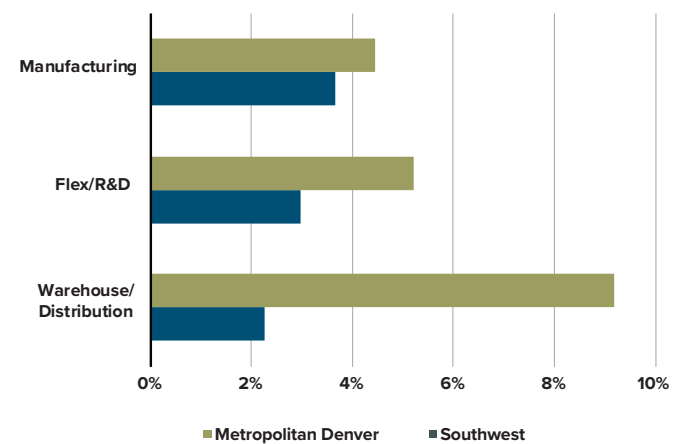


# Market Overview

### Direct Asking Lease Rates



### Direct Vacancy



## Market Overview

- › Total leasing volume in Q3 2024 exceeded 3.6 million sq. ft., a 38.1% increase quarter-over-quarter. Leasing activity was up 59.9% compared to the level seen a year earlier in Q3 2023.
- › Development activity saw a 13.9% decline quarter-over-quarter, ending Q3 2024 with 24 buildings under construction spanning 3.9 million sq. ft. Just over 1.1 million sq. ft. delivered this quarter. Metro Denver average asking rent reached \$9.60 per sq. ft. in Q3 2024, recording a 1.5% increase quarter-over-quarter and 6.8% year-over-year.
- › The direct vacancy rate decreased 10 bps quarter-over-quarter to reach 7.7%, while total availability fell 20 bps to 9.1%. Year-over-year total availability is up 40 bps.
- › Metro Denver posted an overall sales volume of \$343.9 million in Q3 2024, a 6.8% increase from the \$321.9 million seen in the previous quarter."

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