

COLUMBINE PLAZA

6509 W. Ken Caryl Avenue, Littleton, CO 80128

SHOPPING CENTER



FOR LEASE

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PROPERTY HIGHLIGHTS

ABOUT THE PROPERTY

- Robert's Italian has been at the center for over 25 years & are set to expand into the 2 suites next door
- Small shop space with neighborhood charm available
- 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 Year: 2025 | Source: Esri

W. Ken Caryl Avenue 23,912 VPD

S. Pierce Street 16,853 VPD

AVAILABLE

1,171 SF - 6,650 SF

UNIT 6705

1,543 SF

UNIT 6679

1,852 SF

UNIT 6671

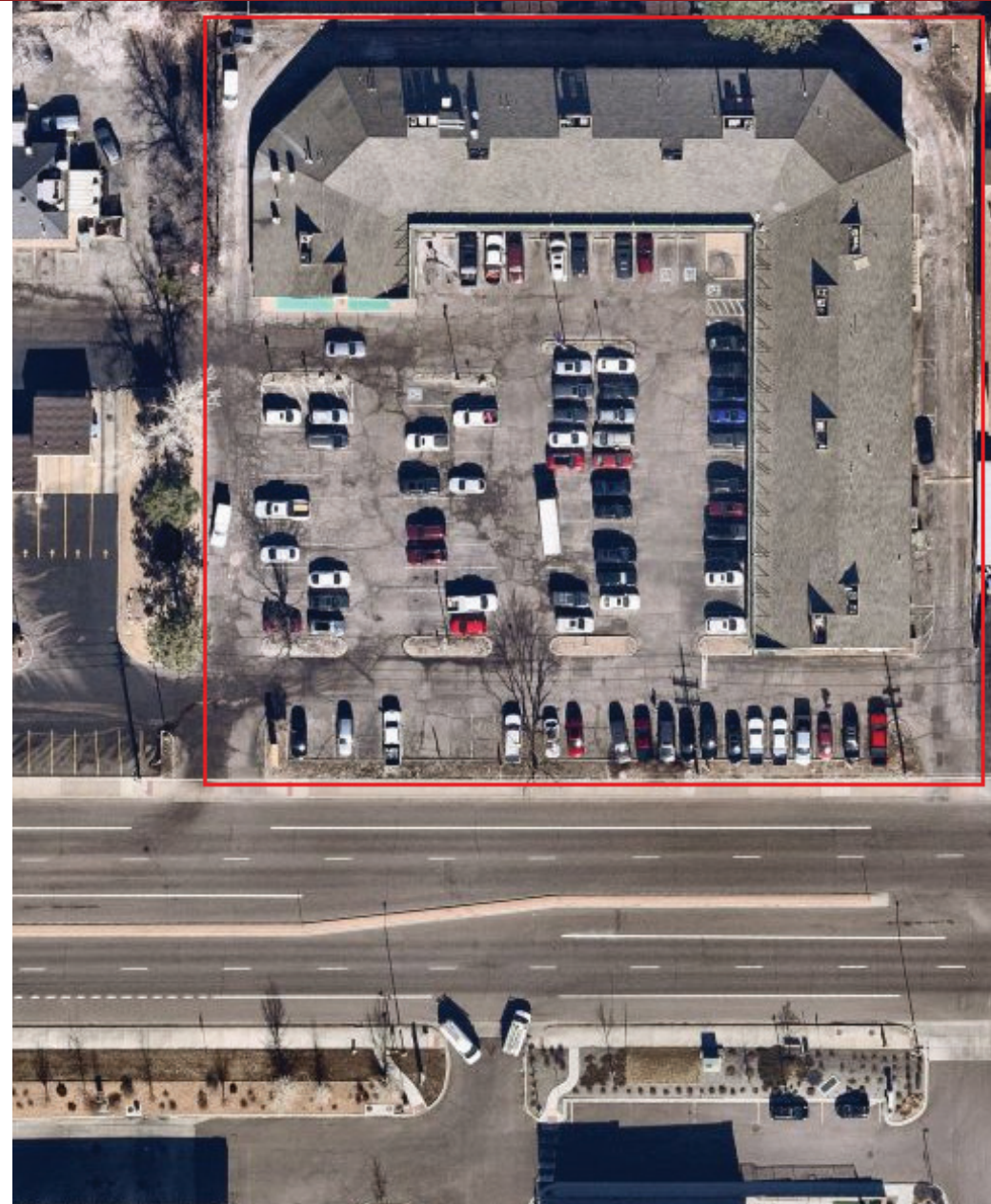
1,171 SF

RATE

\$20.00/SF

NNN

\$8.18/SF



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FLOOR PLAN

UNIT 6705

1,543 SF

RENT

\$20.00/SF

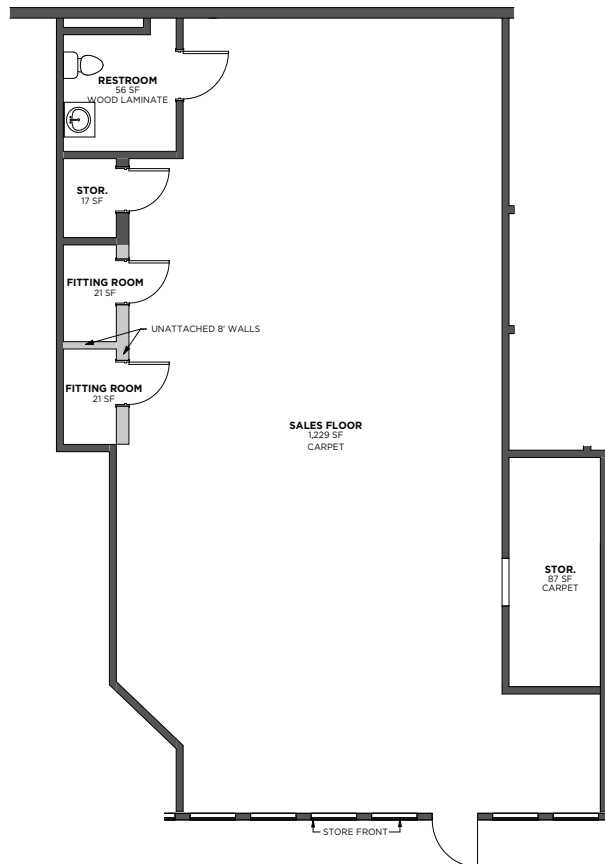
NNN

\$8.18/SF

MONTHLY

Approximately
\$3,624/month
+ utilities

Charming former boutique space. 2 fitting rooms (removable), storage, small office, 1 restroom.



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FLOOR PLAN

UNIT 6679

1,852 SF

RENT

\$20.00/SF

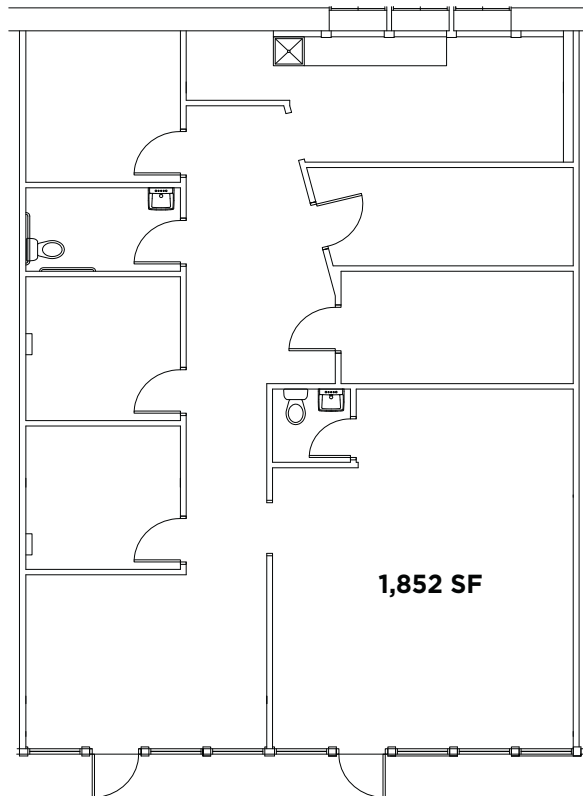
NNN

\$8.18/SF

MONTHLY

Approximately
\$4,349/month
+ 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.



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FLOOR PLAN

UNIT 6671

1,171 SF

RENT

\$20.00/SF

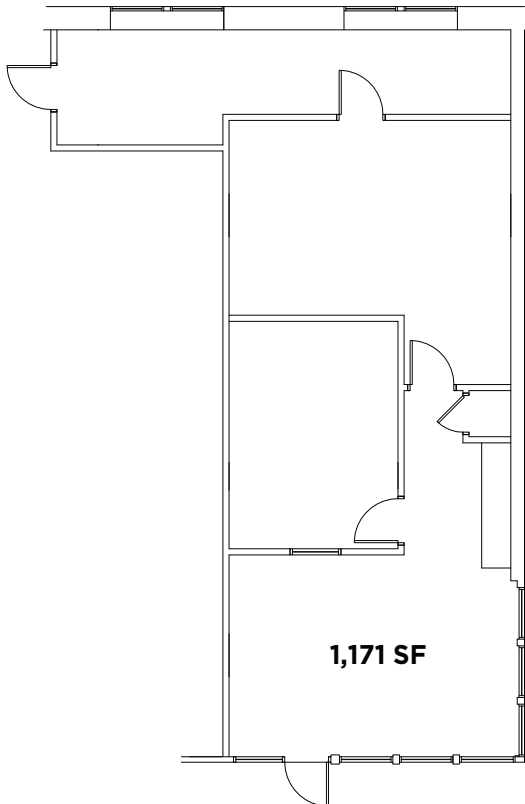
NNN

\$8.18/SF

MONTHLY

Approximately
\$2,912/month
+ utilities

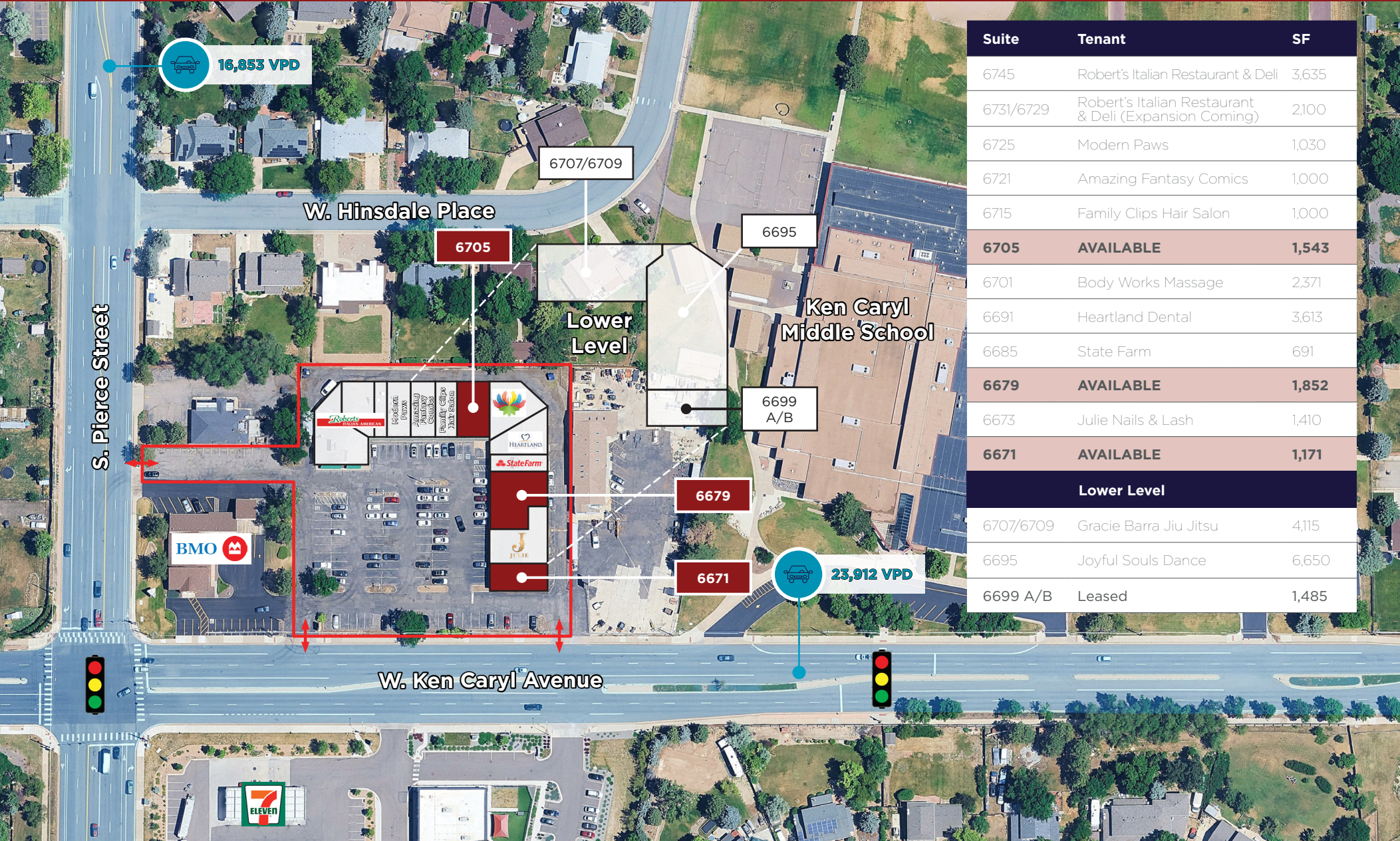
Bright endcap turn-key retail/office space. Corner lobby with ample light, large private office, large conference room/bullpen, communal restroom.



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SITE PLAN



Suite	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	Gracie Barra Jiu Jitsu	4,115
6695	Joyful Souls Dance	6,650
6699 A/B	Leased	1,485

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TRADE AREA

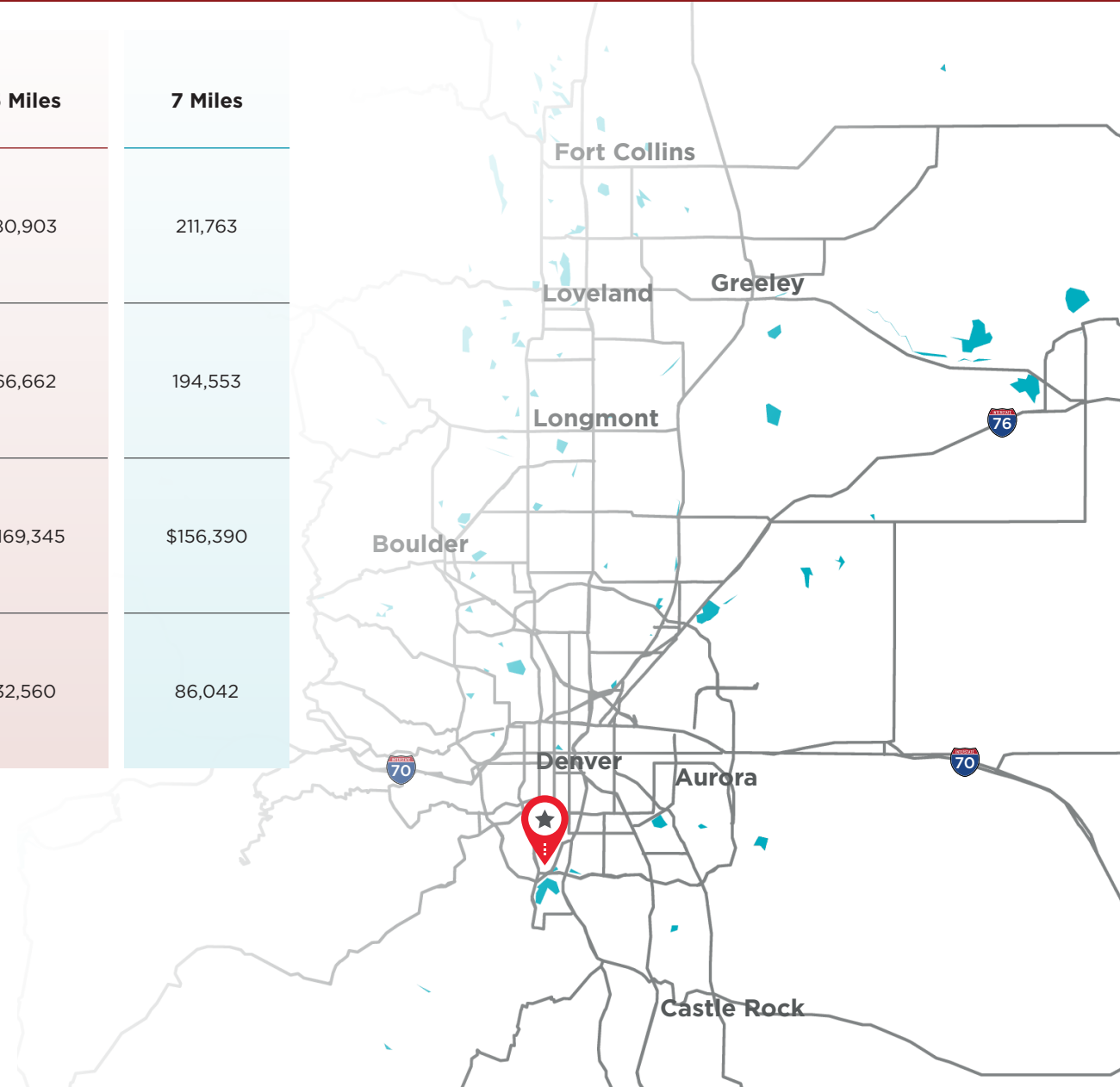


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DEMOGRAPHIC HIGHLIGHTS

	1 Mile	5 Miles	7 Miles
Population	13,212	80,903	211,763
Total Daytime Population	9,711	66,662	194,553
Average Household Income	\$165,903	\$169,345	\$156,390
Total Households	4,761	32,560	86,042



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