

Ken Caryl Office Condo For Sale

7691 Shaffer Pkwy., Littleton, CO 80127



For Sale: \$1,500,000

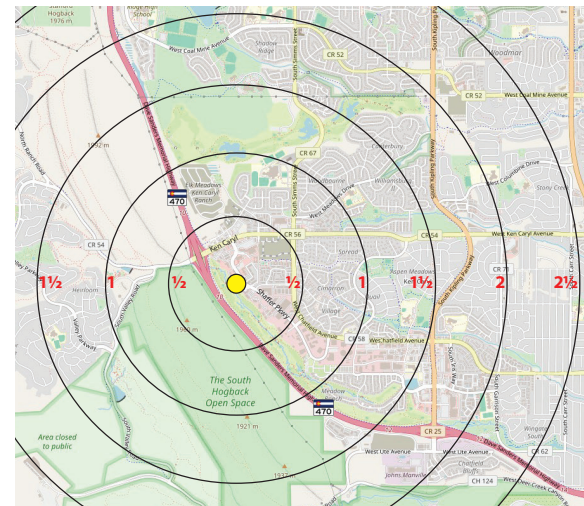
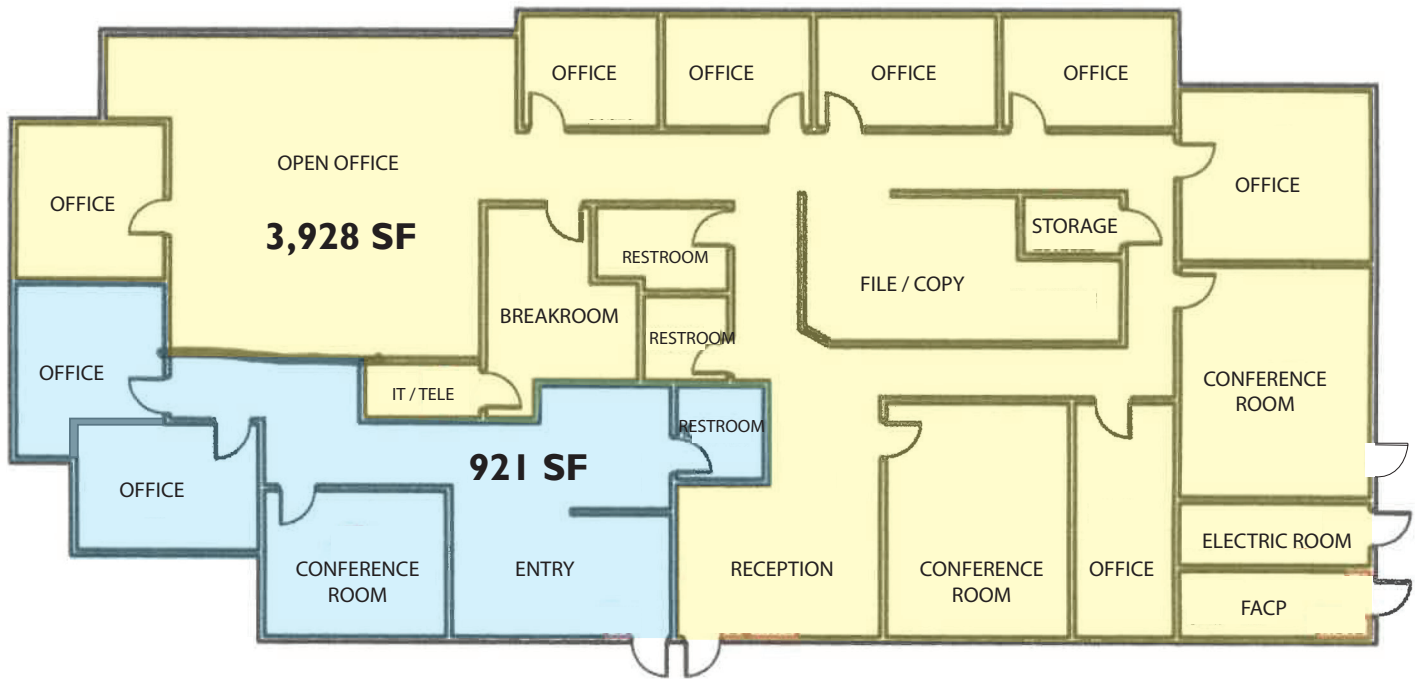
BUILDING OVERVIEW

Building SF:	4,849± SF
YOC:	2007
Parking:	2 Reserved plus additional
Zoning:	MU-PUD

2025 EXPENSES

Property Taxes (2025)	\$28,626
Owner's Association Dues	\$22,762
HVAC Maintenance	\$3,572
Professional Services	\$2,000
Total	\$56,960 (\$11.74/sf)

The property is located on Shaffer Parkway just south of W. Ken Caryl Ave with easy access to C-470. It is part of the Courtyards at Deer Creek Office Condominiums, a nine building complex developed in 2007. The property is zoned PUD which allows office and professional uses. It has ample parking including reserved parking. The condominium consists of two adjacent office spaces with separate entrances, signs, and restrooms. The north side is 3,928 sq. ft. and the south side has 921 sq. ft. The seller could lease back one of the sides.



DEMOGRAPHICS	1 Mile	3 Miles	5 Miles
Population	6,237	58,944	123,928
Households	2,585	22,772	48,554
Median HH Income	\$132,002	\$127,010	\$122,595
Median Age	44.30	43.30	43.30
Traffic	50,277vpd - C-470 at W Ken Caryl Ave (2025)		

Source: CoStar 2025