

Marketplace at Ken Caryl

10143 W Chatfield Ave | Littleton, CO 80127



FOR LEASE

AVAILABLE

- Unit 3 - 2,290 SF
- Unit 10 - 2,290 SF
- Unit 14+14B - 3,920 SF
 - 14 - 1,540 SF
 - 14B - 2,380 SF
- Unit 15 - 2,240 SF
- Unit 16/17 - 1,850 SF

RATE

\$20-\$25/SF

NNN

\$10.65/SF

[Click for Floorplans](#)

ABOUT THE PROPERTY

- Located within a heavy retail corridor submarket with enduring co-tenants and affordable pricing
- **Every tenant up for renewal in 2024 recently renewed their lease**
- Affluent suburban community with dense, established residential population
- Signalized intersection at South Kipling Parkway and West Chatfield Avenue, approximately ½ mile from C-470

TRAFFIC COUNTS

W Ken Caryl Ave
S Pierce St

Year: 2025 | Source: Esri

23,912 VPD
16,853 VPD

DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Population	13,212	80,903	211,763
Total Households	4,761	32,560	86,042
Avg. Household Income	\$165,903	\$169,345	\$156,390
Daytime Population	9,711	66,662	194,553

Year: 2025 | Source: Esri

CONTACT

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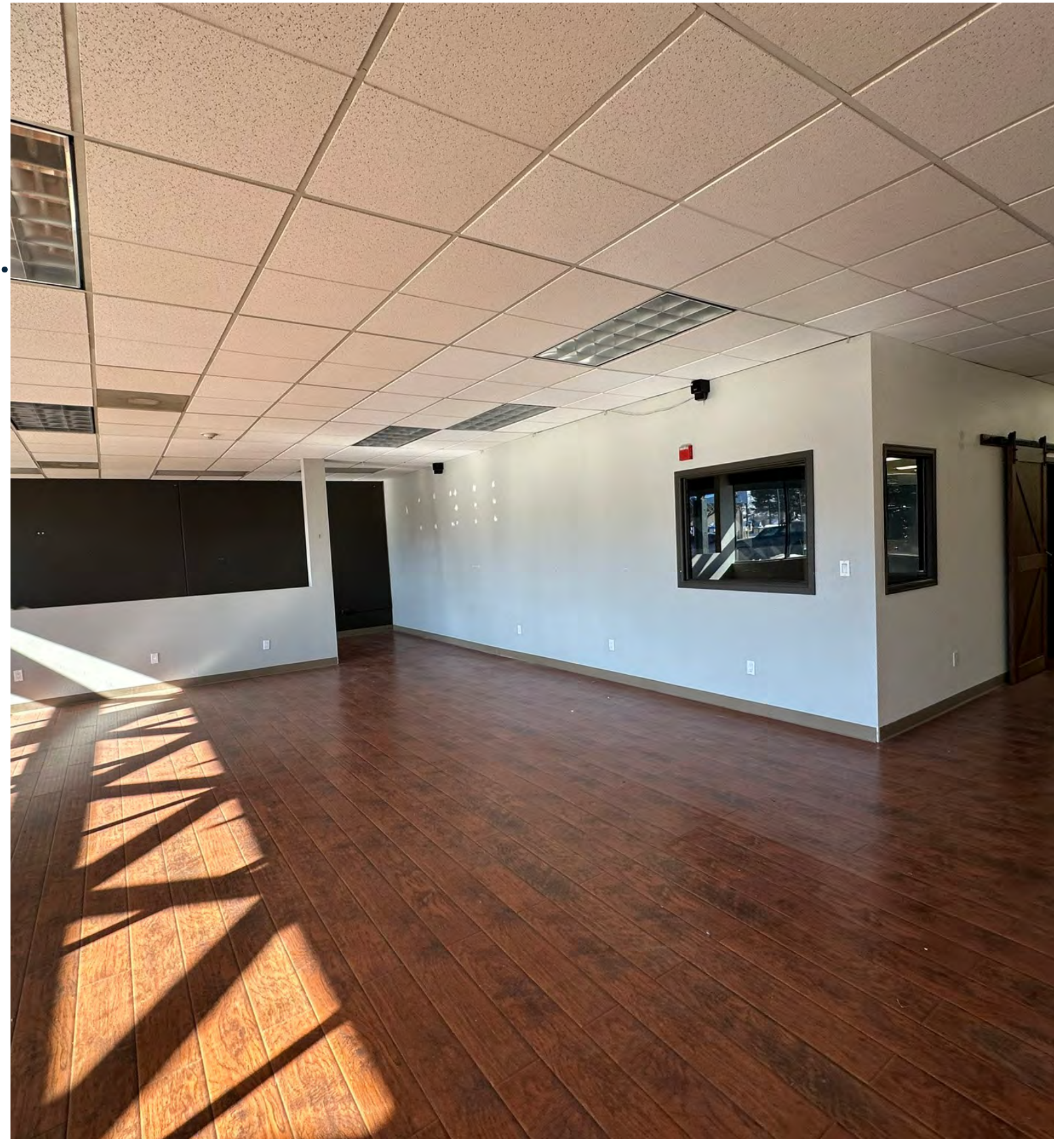
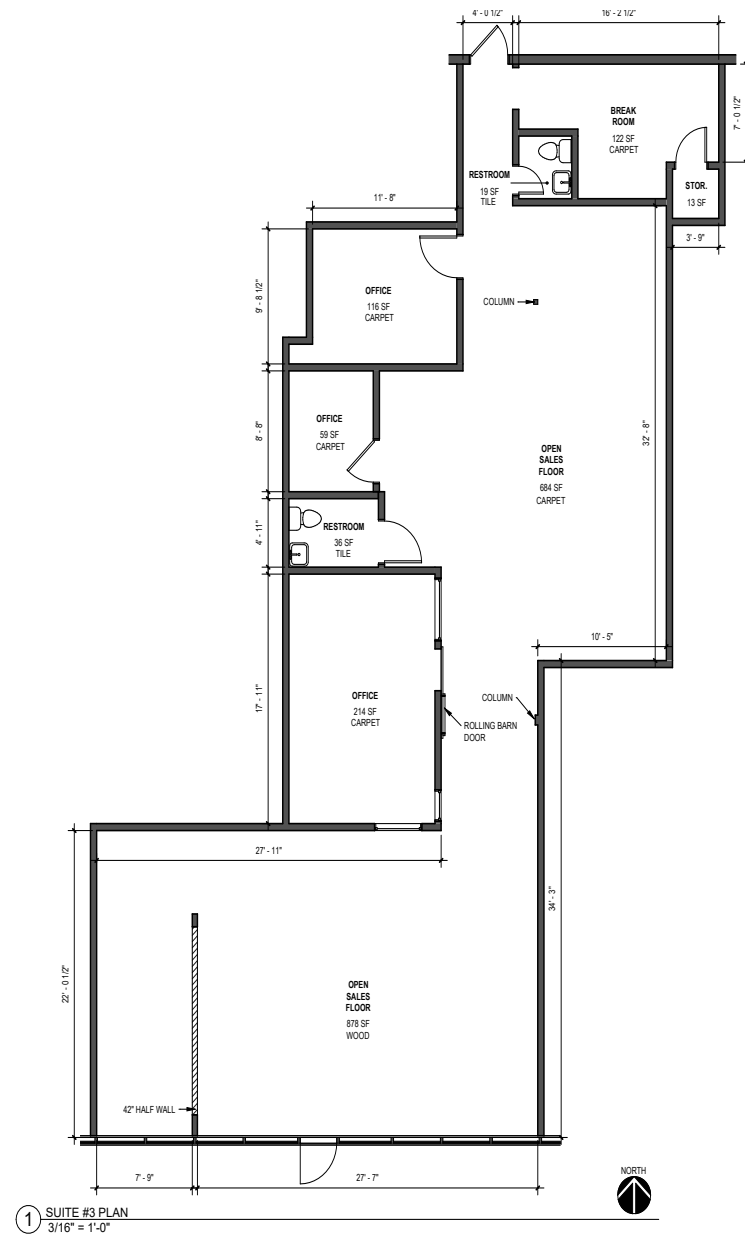
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UNIT	TENANT	SF
1	Ascent Fly Fishing	
2	Las Dalias Family Mexican Restaurant	
3	AVAILABLE	2,290
4	Salon Navaeh Day Spa	
5	82 Liquors	
6/7	The Rock Martial Arts & Fitness	
8	Alterations Plus	
9	The Garlic Knot Pizza & Pasta	
10	AVAILABLE	2,290
11	Cakes Amore	
12	State Farm	
13	Sylvan Learning of Littleton	
14A	Sun Massage	
14	AVAILABLE	1,540
14B	AVAILABLE	2,380
15	AVAILABLE	2,240
15A	A Cut Above Fine Dog Grooming	
16/17	AVAILABLE	1,850
18	EAS Tires	
10133	Q's Pub & Grille	
10053	Asian Chef's Chinese Restaurant	

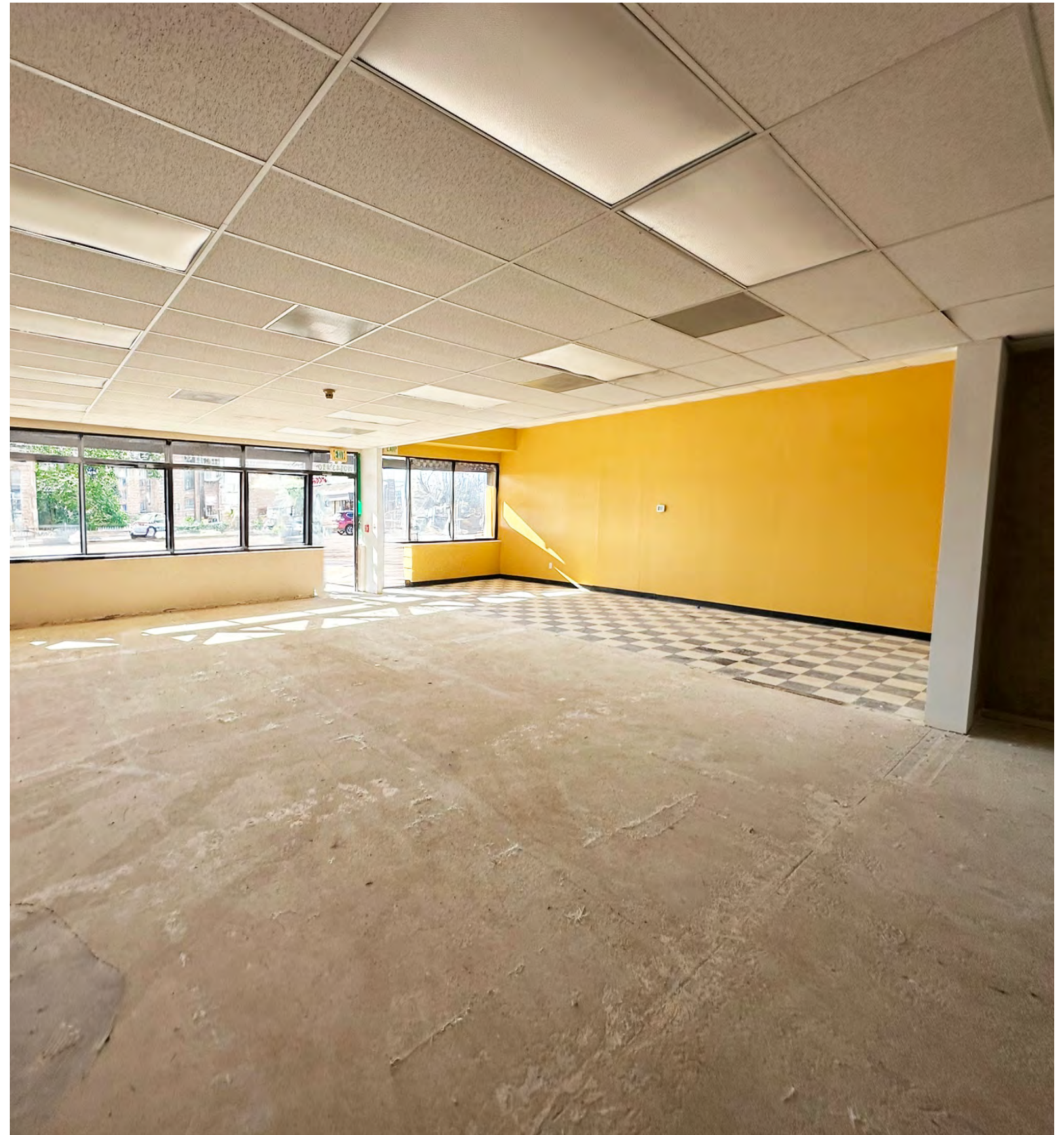
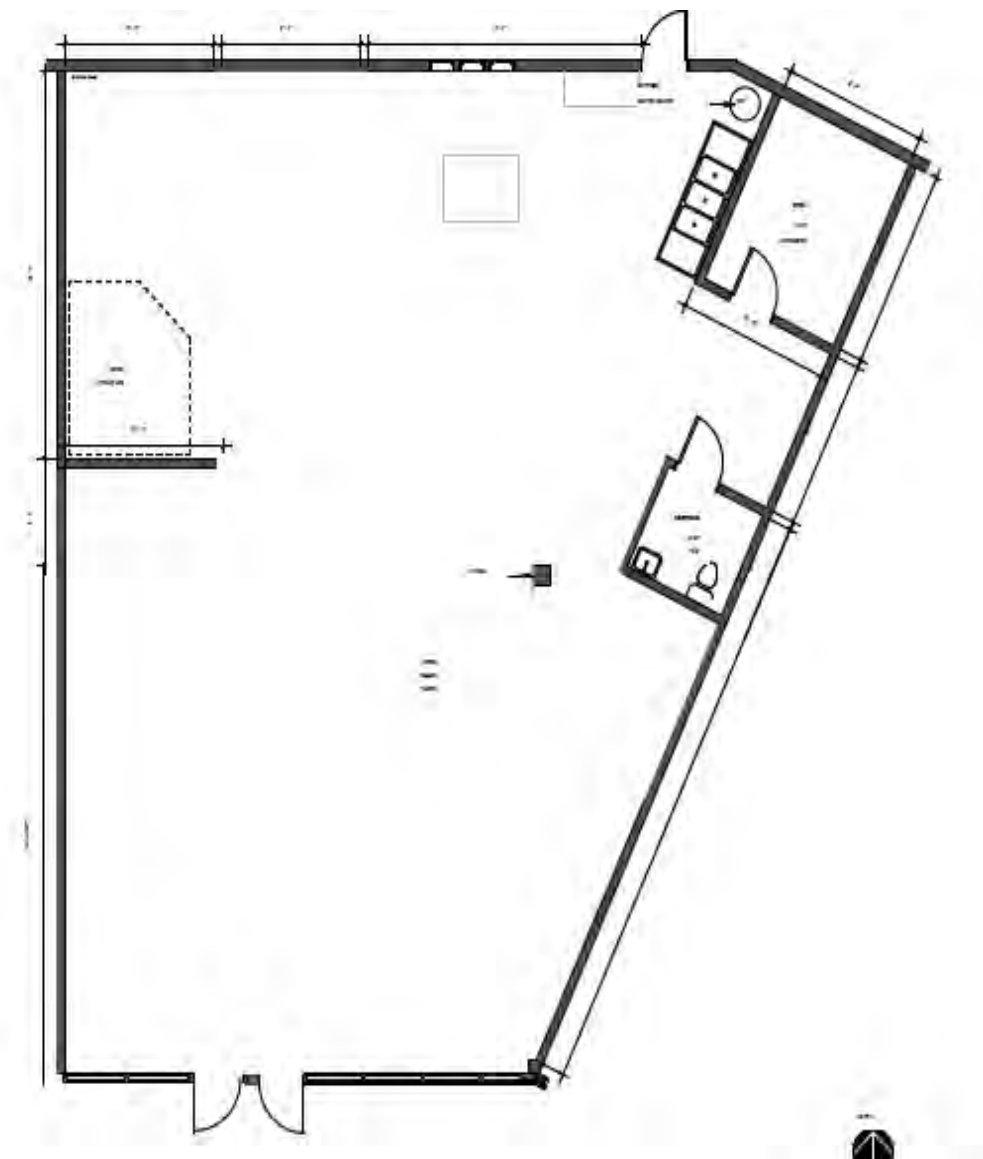
UNIT 3 - 2,290 SF

- \$22.00/SF + \$10.65/SF NNN
- \$6,230/mo approx Monthly Rent + Utilities
- Former Piano Shop with updated finishes. Immaculately maintained and move-in ready. 3 offices, 2 restrooms & break room.



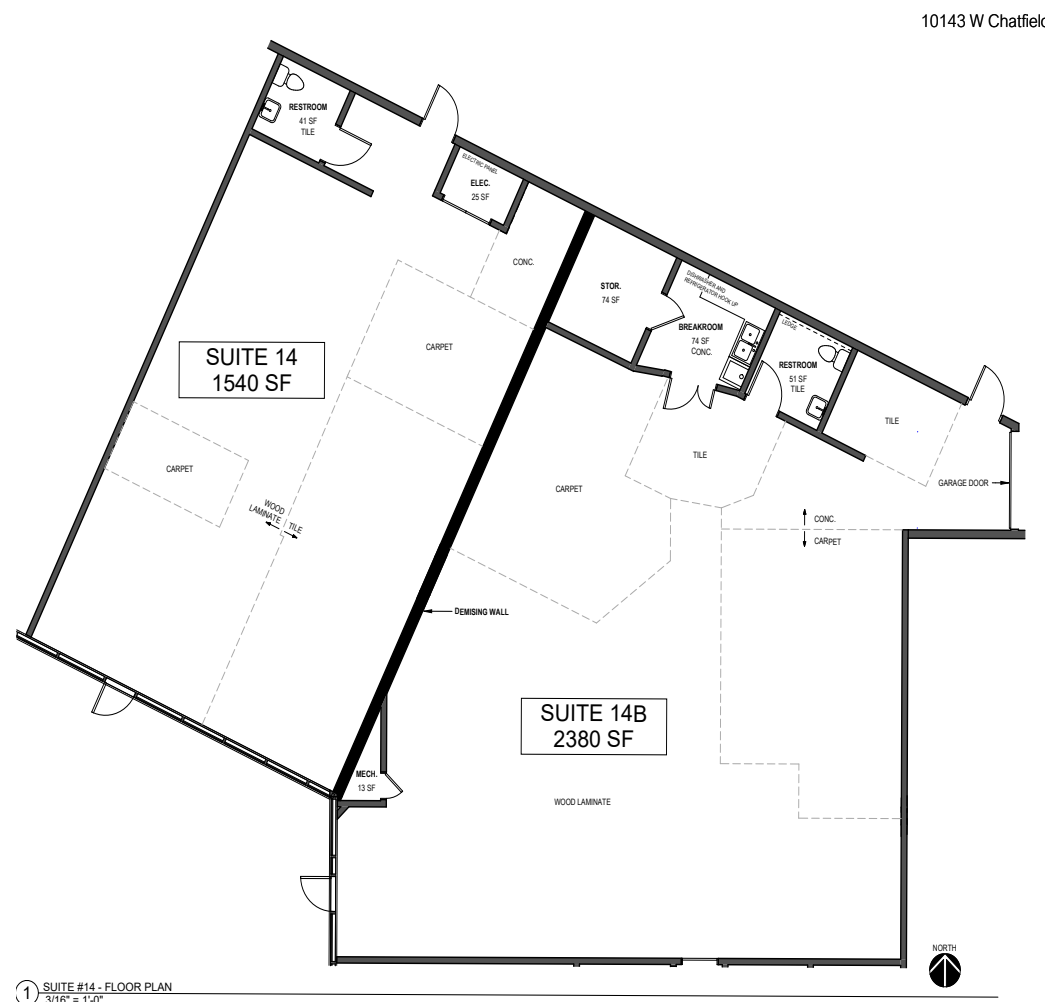
UNIT 10 - 2,290 SF

- \$22.00/SF + \$10.65/SF NNN
- \$6,230/mo approx Monthly Rent + Utilities
- Former Flower Shop. Recently absorbed additional front-of-house square footage from adjacent unit. Ready for your finishes!



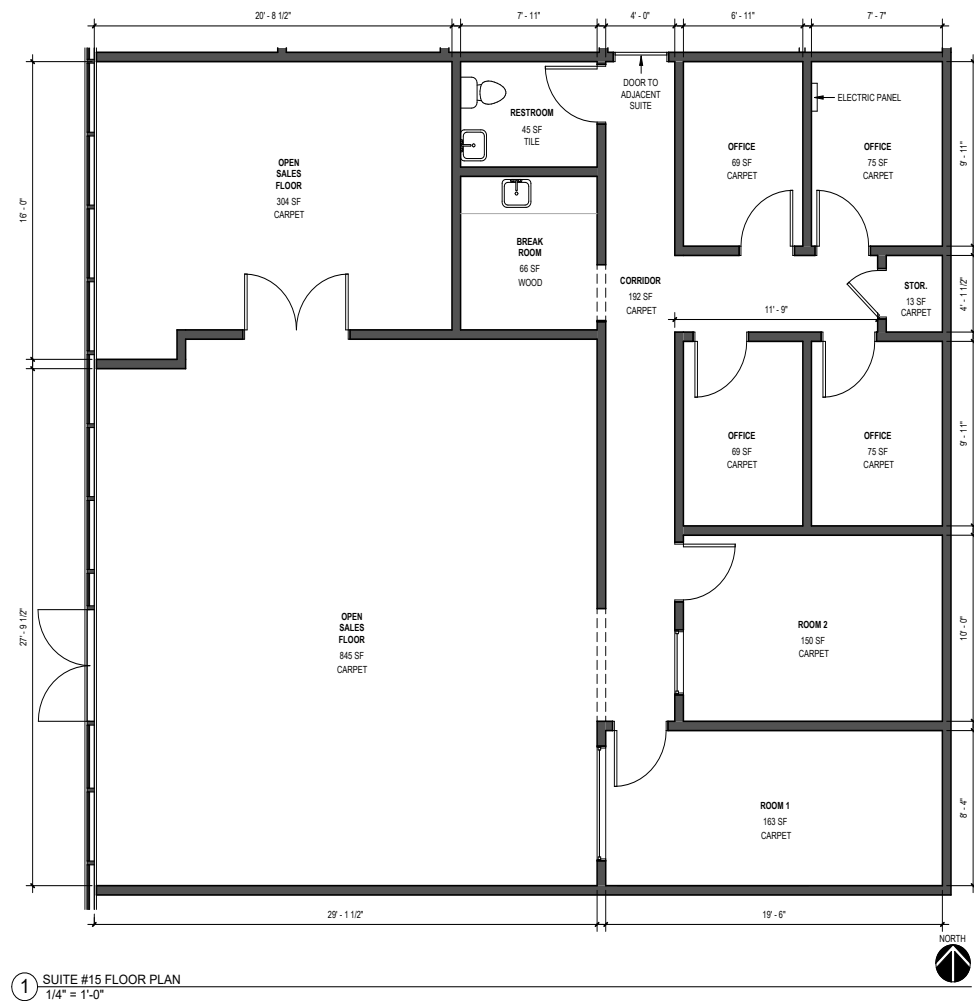
UNIT 14 & 14B - 3,920 SF

- \$20/SF + \$10.65/SF NNN
- \$10,012/mo approx Monthly Rent + Utilities
- Former design showroom w/split-level sales floor space. Open plan containing a break room, roll-up door & 2 restrooms with high-end designer finishes.
- Can be combined with Unit 15 for 6,160 SF



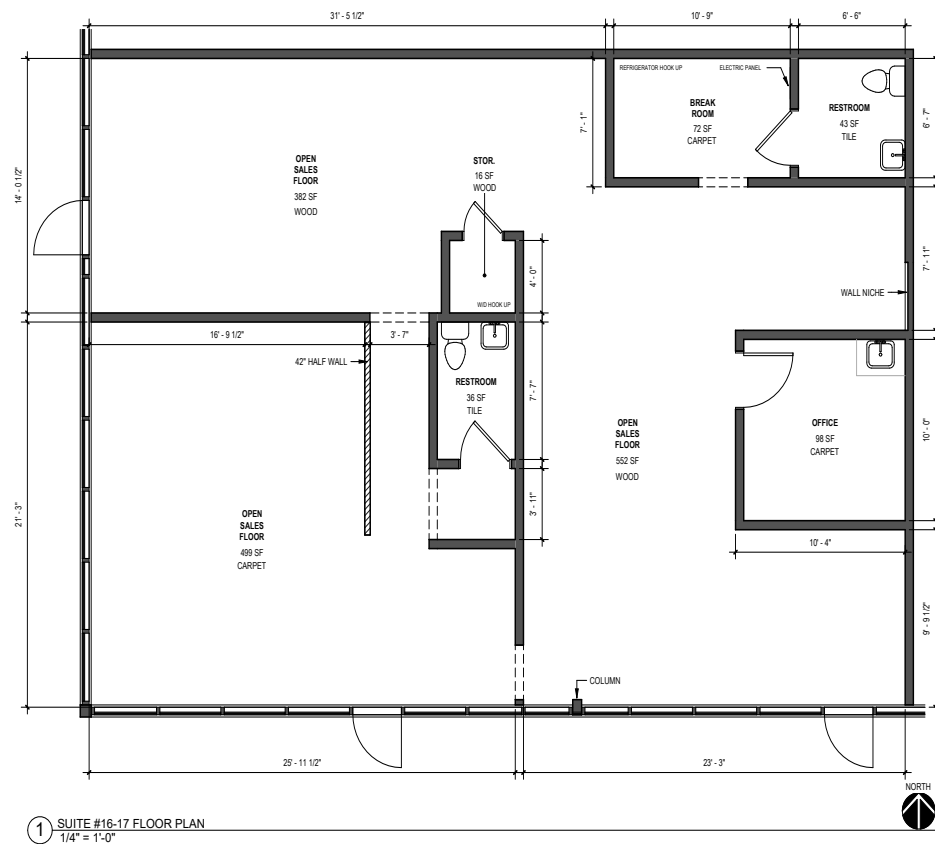
UNIT 15 - 2,240 SF

- \$22.00/SF + \$10.65/SF NNN
- \$6,094/mo approx Monthly Rent + Utilities
- Generous open sales floor, 4 offices, 2 conference rooms, break room & restroom
- Can be combined with 14+14B for 6,160 SF



UNIT 16 & 17 - 1,850 SF

- **\$22/SF + \$10.65/SF NNN**
- **\$5,033/mo approx Monthly Rent + Utilities**
- **Bright end-cap, former nail salon.**
- **Demolition of internal walls underway for open space!**





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DEMOGRAPHIC HIGHLIGHTS

1 MILE

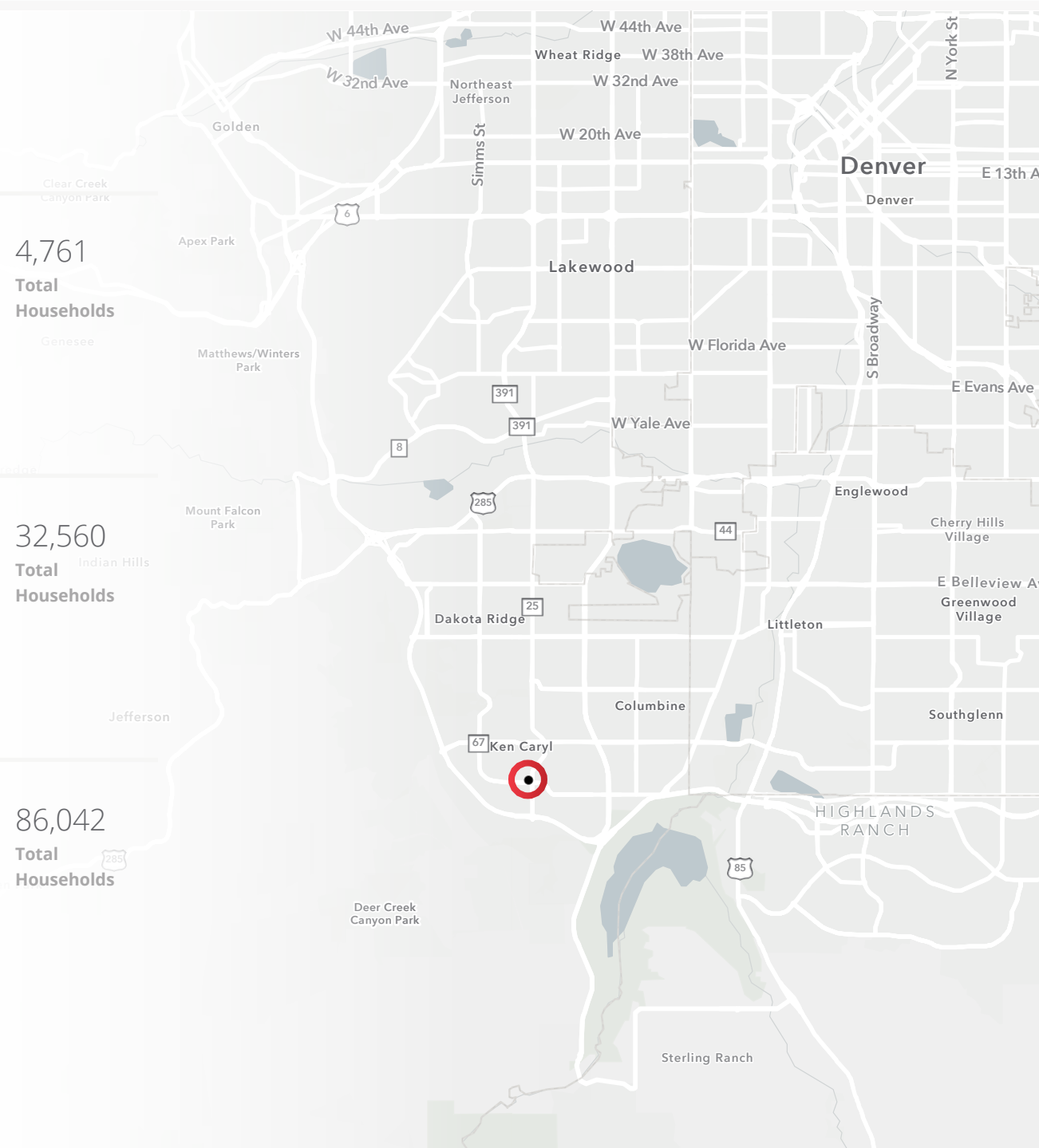
13,212	9,711	\$165,903	4,761
Population	Total Daytime Population	Average Household Income	Total Households

5 MILES

80,903	66,662	\$169,345	32,560
Population	Total Daytime Population	Average Household Income	Total Households

7 MILES

211,763	194,553	\$156,390	86,042
Population	Total Daytime Population	Average Household Income	Total Households



SOURCE





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