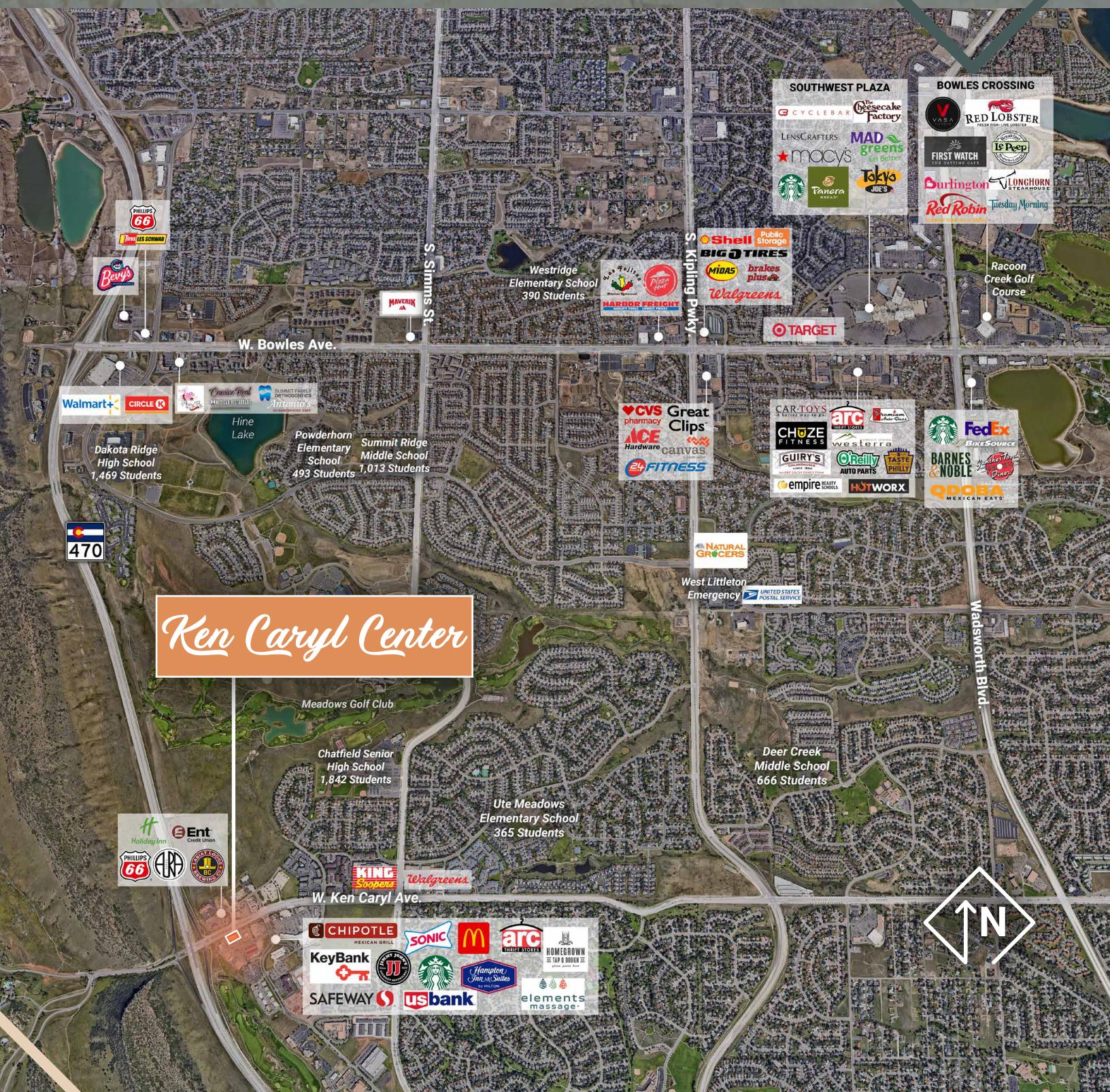


Ken Caryl Center

12652 W. KEN CARYL AVENUE, LITTLETON CO 80127



Ken Caryl Center

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Ken Caryl Center

12652 W. KEN CARYL AVENUE, LITTLETON CO 80127

2,800 SF END-CAP RESTAURANT SPACE FOR LEASE



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

Ken Caryl Center

12652 W. KEN CARYL AVENUE, LITTLETON CO 80127



Demographics

	1 Mile	3 Miles	5 Miles
Population	5,696	58,619	125,499
Average Household Income	\$137,280	\$136,336	\$131,463
Daytime Population	3,096	14,277	31,561

Source: CoStar

Jason F. Kinsey
Managing Principal
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303-847-1295
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Availability Information

SF Available: 2,800 SF
Pricing: Contact Broker

Traffic Counts

W Ken Caryl Avenue: 25,193 VPD
Shaffer Parkway: 9,299 VPD
MPSI 2022 Estimates

Highlights

- End cap restaurant space with 12' hood, grease trap, walk-in cooler
- Fenced patio along the western side of the space
- Property is located right off Ken Caryl and has easy access to C-470
- Join area Tenants such as Safeway, King Soopers, Sonic Drive-In, HomeGrown Tap & Dough

FLOOR PLAN

