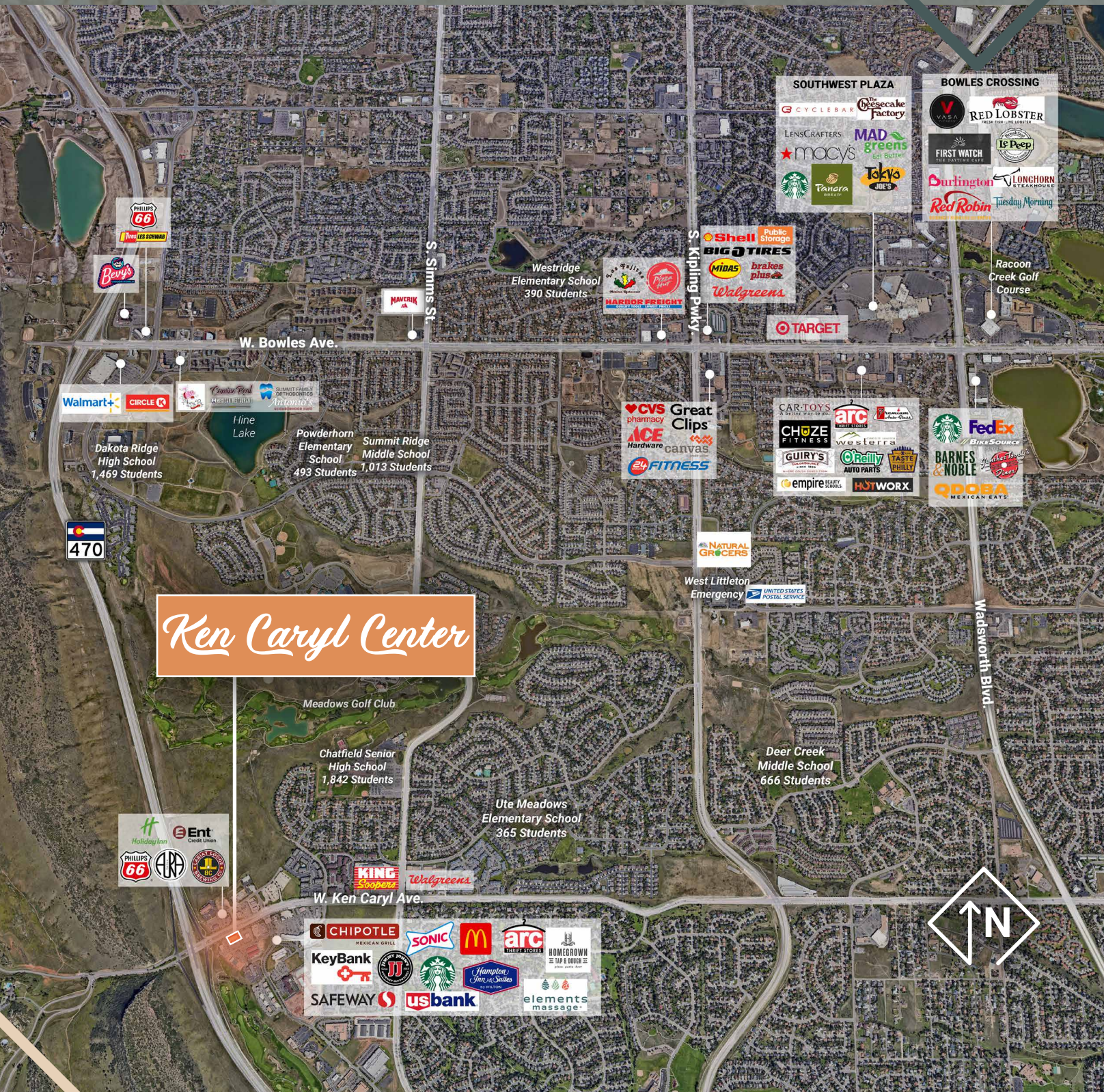


# Ken Caryl Center

12652 W. KEN CARYL AVENUE, LITTLETON CO 80127



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## 2,800 SF END-CAP RESTAURANT SPACE FOR LEASE



**KINSEY & COMPANY**  
COMMERCIAL REAL ESTATE

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DISCLAIMER: All of the information contain in this Marketing Brochure has been gathered from reliable sources. Kinsey & Company Commercial Real Estate, LLC makes no guarantee, warranty or representation regarding the accuracy of this information. Interested parties are responsible to independently verify the information contained within this Marketing Brochure.

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## Availability Information

SF Available: 2,800 SF  
Pricing: Contact Broker

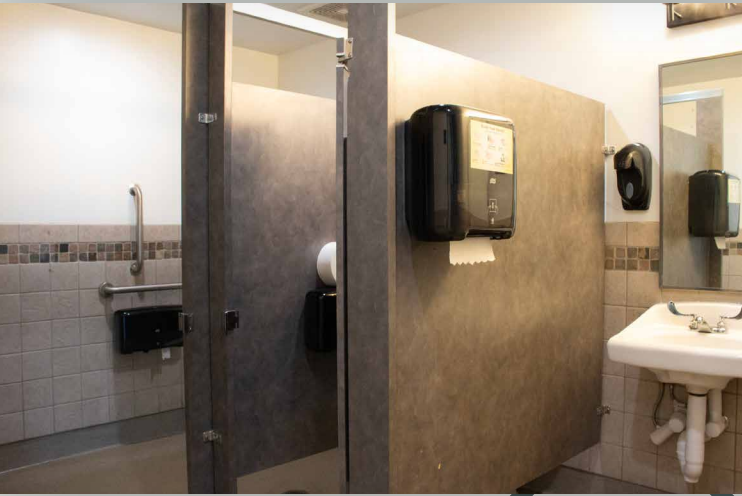
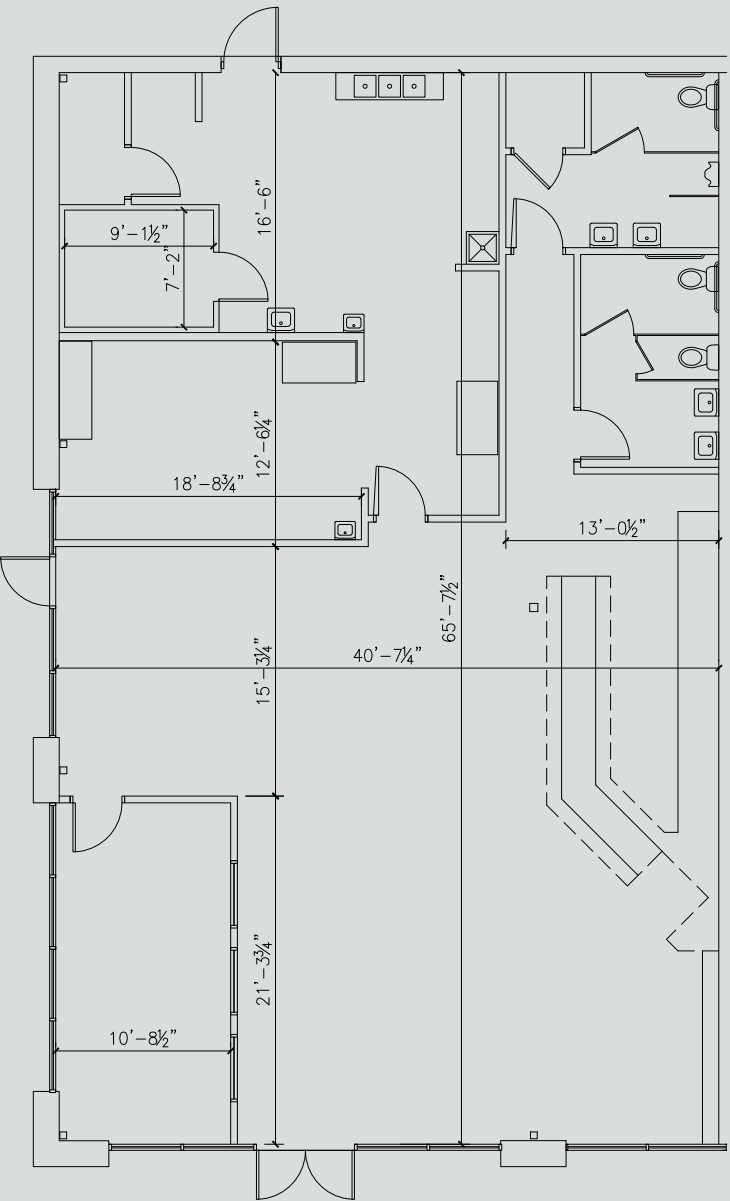
## Traffic Counts

W Ken Caryl Avenue: 25,193 VPD  
Shafter 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



## 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

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