

FOR SALE

TWO BUILDING
INVESTMENT
OPPORTUNITY

FLEX: ± 15,744 RSF

OFFICE: ± 24,375 RSF

± 2.76 ACRE PARCEL
(SUBDIVIDABLE)

7961-7991

SHAFFER PKWY

LITTLETON, CO 80127

\$4,900,000

8.39% CAP RATE



6020 Greenwood Plaza Blvd., Suite 100
Greenwood Village, CO 80111
O: 303.692.1816
www.johnproppcommercial.com

Michael Honc, CCIM, CPM
Realty Advisor
M: 303.915.0521
michael@johnproppcommercial.com

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President
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PROJECT ATTRIBUTES

Y.O.C:	2000
LOCATION:	UNINCORPORATED JEFFERSON COUNTY, COLORADO
PARKING:	117 SURFACE SPACES
2026 TAXES:	\$111,146.84
2025 AREA INCOME:	1 MILE—\$154,418 3 MILE—\$153,088 5 MILE—\$150,349
2025 POPULATION:	1 MILE—7,446 3 MILE—60,421 5 MILE—124,455

BACKGROUND: THIS PROJECT MARKS THE FINAL WORK OF BUILDER DALLAS TOURNEY AFTER MORE THAN 50 YEARS IN LOCAL CONSTRUCTION. HIS LIFETIME OF EXPERTISE SHAPED A DEVELOPMENT BUILT AND PROUDLY MANAGED BY THREE GENERATIONS OF THE TOURNEY FAMILY.



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FLEX WAREHOUSE ATTRIBUTES — 7961



LANDLORD BENEFITS:

- EPDM WITH CRICKETS, 14-YEAR COATING, R-30 RATED ROOF
- UPDATED HVAC SYSTEM
- BLOCK WALLS BETWEEN UNITS
- GOOD MIX OF OFFICE AND WAREHOUSE CONFIGURATIONS

TENANTS ENJOY:

- 9' OFFICE CEILINGS
- 12 X 12 DRIVE-IN WAREHOUSE DOORS AND 14' CLEAR HEIGHTS
- 4.5% INCORPORATED JEFFCO SALES TAX RATE
- QUIET PASTORAL SETTING WITH AMAZING VIEWS OF SOUTH HOGBACK OPEN SPACE
- 60 ACRES OF ADJACENT OPEN SPACE WITH WALKING TRAILS
- CLOSE-BY DINING AND ENTERTAINMENT OPTIONS



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OFFICE BUILDING ATTRIBUTES — 7991



LANDLORD BENEFITS:

- FULL-FLOOR NATIONAL TENANT INSTAKEY SECURITY SYSTEMS
- 56 CAISON FOUNDATION SUNK TO BEDROCK
- EPDM WITH CRICKETS, 14-YEAR COATING, R-30 RATED ROOF
- UPDATED HVAC WITH SMARTPHONE CONTROL
- ELECTRONIC ACCESS-CONTROLLED LOCK SYSTEM FOR COMMON & TENANT SPACES

TENANTS ENJOY:

- 100% LED LIGHTING
- 9' CEILINGS, FLOOR-TO-CEILING WINDOWS
- 4.5% INCORPORATED JEFFCO SALES TAX RATE
- UPDATED RESTROOMS WITH SHOWERS
- QUIET PASTORAL SETTING WITH AMAZING VIEWS OF SOUTH HOGBACK OPEN SPACE
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RENT ROLL

Suite	Address	Sq. Ft.	Pro-Rata	Base Rent	Base Rent /	NNN Rate	NNN / month	Gross Rent / month	Lease	Type	Lease	Start	Lease End
7961 Shaffer Parkway													
1 and 2	flex tenant	5,248	33.33%	\$12.78	\$5,589.12	\$6.46	\$2,824.74	\$8,413.86	NNN		9/1/2020	MTM	
3	flex tenant	2,624	16.67%	\$15.40	\$3,367.47	\$6.46	\$1,412.59	\$4,780.05	NNN		11/1/2020	2/28/2027	
4	flex tenant	2,624	16.67%	\$12.60	\$2,755.20	\$6.46	\$1,400.00	\$4,155.20	NNN		6/6/2024	6/30/2026	
5	flex tenant	2,624	16.67%	\$9.55	\$2,087.17	\$6.46	\$1,412.59	\$3,499.76	NNN		1/1/2025	12/31/2026	
6	flex tenant	2,624	16.67%	\$15.40	\$3,367.47	\$6.46	\$1,412.59	\$4,780.05	NNN		Prospective New Tenant		
7961 Totals		15,744	100%		\$17,166.43		\$8,462.50	\$25,628.92					
100	office tenant	2,805	11.51%	\$20.00	\$4,675.00			\$4,675.00	FSG		8/1/2025	7/31/2027	
101	office tenant	1,584	6.50%	\$19.00	\$2,508.00			\$2,508.00	FSG		8/1/2020	MTM	
103	office tenant	3,177	13.03%	\$20.00	\$5,295.00			\$5,295.00	FSG		3/1/2019	3/31/2027	
200	office tenant	3,161	12.97%	\$23.00	\$6,058.58			\$6,058.58	FSG		Prospective New Tenant		
201	office tenant	1,161	4.76%	\$22.00	\$2,128.50			\$2,128.50	FSG		3/1/2026	2/29/2028	
202	office tenant	1,600	6.56%	\$19.00	\$2,533.33			\$2,533.33	FSG		2/1/2023	2/28/2027	
203	office tenant	1,670	6.85%	\$20.00	\$2,783.33			\$2,783.33	FSG		2/1/2019	3/31/2027	
207	office tenant	587	2.41%	\$23.00	\$1,125.08			\$1,125.08	FSG		2/15/2022	2/28/2027	
300	office tenant	8,630	35.41%	\$19.00	\$13,664.17			\$13,664.17	FSG		10/1/2024	12/31/2029	
Roof	T-Mobile Cell Tower	Roof			\$2,003.31			\$2,003.31	MG		8/27/2008	Auto Renewal	
Front	UPS Drop Box	Front			\$36.66			\$36.66	G		12/19/2011		
Parking	Blue Sky Kids Day Car (Parking only)	10 spaces @\$20.00			\$200.00			\$200.00	G		7/29/2014	MTM	
7991 Totals		24,375	100%		\$43,010.97			\$43,010.97					
Both Buildings Total		40,119						\$823,679	\$20.53		potential annual income		
								\$61,775.90	7.50%		vacancy factor		
					\$4,900,000.00			\$761,902.81			gross income		
					8.39%			\$248,967.00	\$10.21		7991 Expenses		
								\$101,754.00	\$6.46		7961 Expenses		
								\$411,181.81	\$10.25		net operating income		



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AERIAL



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KEN-CARYL RANCH BUSINESS CENTER

The Ken-Caryl Ranch Business Center, located in Jefferson County southwest of Denver near Ken Caryl, benefits from immediate access to State Highway 470 (C-470), providing excellent regional connectivity and strong daily traffic exposure. The area features a diverse mix of property types, including flex buildings, office condominiums, and supporting retail, with modern developments further enhancing its appeal. With views of the South Hogback Open Space and access to miles of nearby trails, the setting offers a unique blend of natural beauty and a highly functional business environment.

Southwest Denver's professional landscape is one of the strongest in the region, anchored by major employers such as Lockheed Martin and Dish Network, whose significant local presence underscores the area's long-established prominence. Combined with a wide range of nearby dining, shopping, childcare, and hospitality options, this balance of accessibility, amenities, and scenic surroundings creates an ideal setting for entrepreneurs and small business tenants seeking both productivity and lifestyle appeal.



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