

Ken Caryl Flex Space For Sale

11616 Shaffer Place, #S-105, Littleton, CO 80127



www.FullerRE.com



For Sale: \$650,000 (\$323.38/SF)

CURRENT AVAILABILITY

Condo S-105 SF:	2,010± SF
YOC:	2012
Parking:	3 Surface Spaces 1.5:1,000
Ceiling Height:	14'
Zoning:	Jeffco I-3 Under PUD
Power:	220V

PROPERTY NARRATIVE

Located in the heart of the Ken Caryl Business Park of SW Denver, just off W. Chatfield Ave., this flex condo provides for a great warehouse/showroom capability. There is a vaulted ceiling with an office on the mezzanine level. There is a large double door in the front that provides for easy loading for warehouse needs. Easy access to C-470 via W. Ken Caryl Ave. There are numerous nearby retail and restaurant amenities that include a Safeway, McDonalds, Jimmy Johns, Sonic Drive-In, and others. There is also a nearby Hampden Inn and Homewood Suites by Hilton.

Also available for Lease.

Fuller Real Estate
(303) 534-4822

**Brokerage Disclosure
to Buyer**

John Becker
(720) 287-5414 direct
(303) 888-7909 mobile
JBecker@FullerRE.com

Mike Haley
(720) 287-5408 direct
(720) 309-3413 mobile
MHaley@FullerRE.com

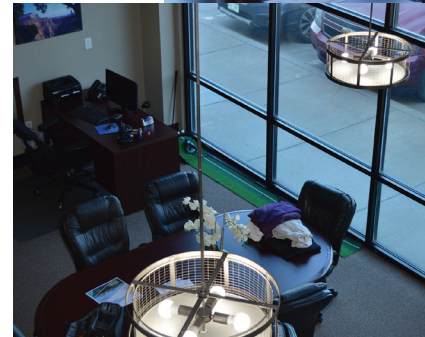
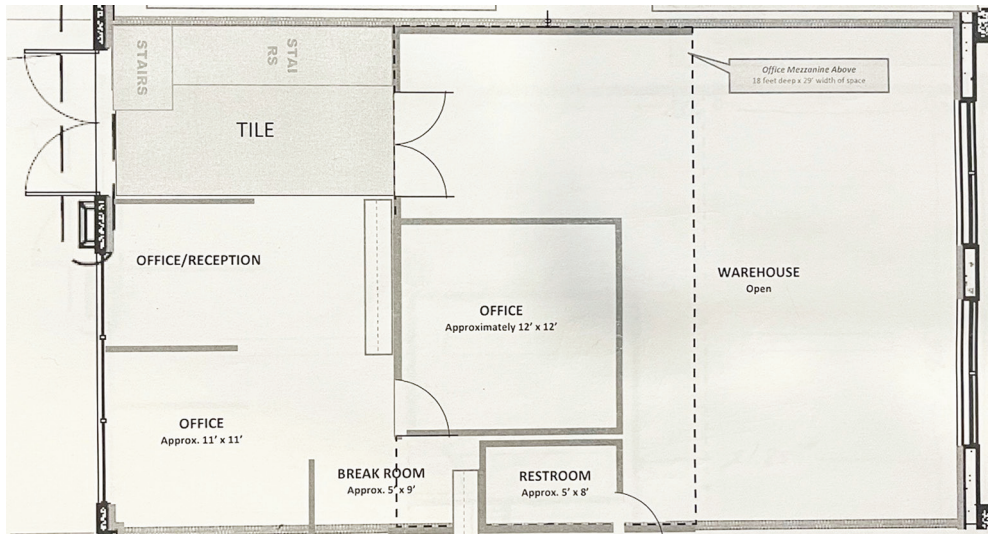


www.FullerRE.com

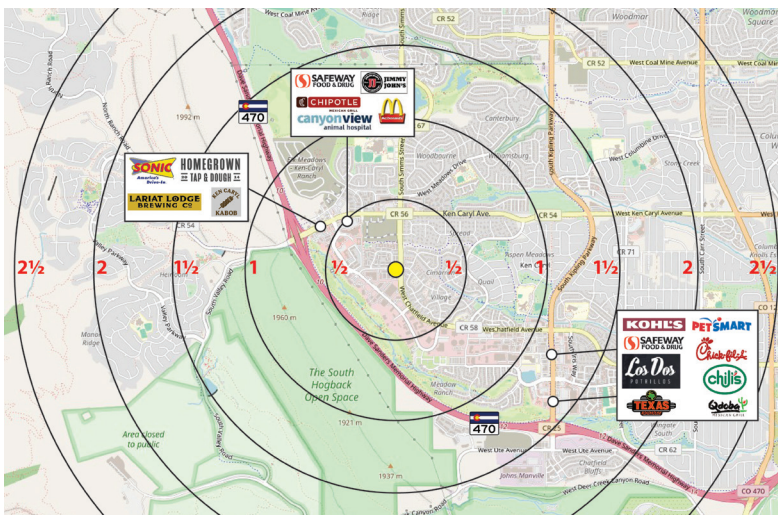
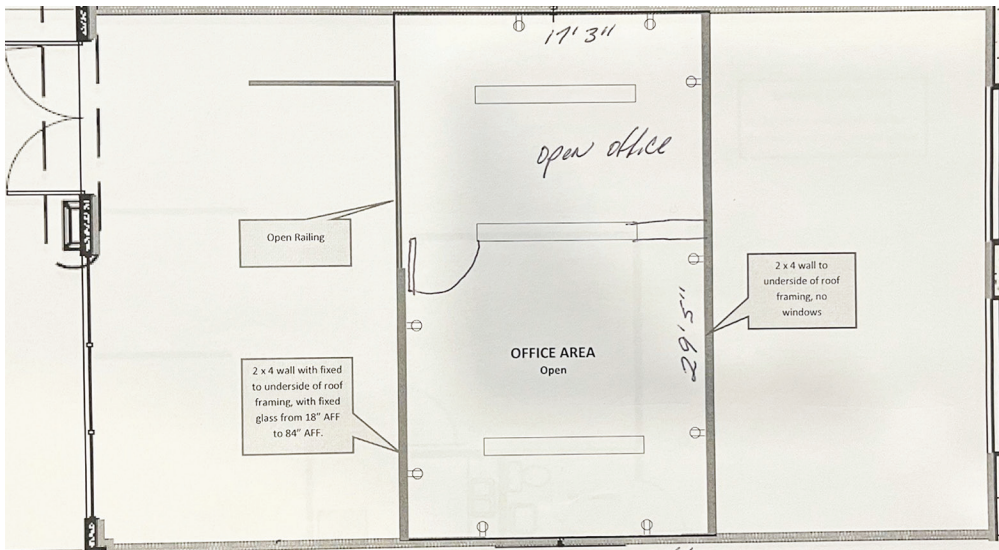
LAND OFFICE INDUSTRIAL RETAIL INVESTMENTS

5300 DTC Pkwy, #100 | Greenwood Village | CO | 80111 | FAX: 303-534-9021

FIRST FLOOR



SECOND FLOOR



DEMOGRAPHICS



Population

1 Mile
7,729

3 Miles
63,968

5 Miles
124,277



Households

1 Mile
3,102

3 Miles
24,567

5 Miles
48,087



Median HH Income

1 Mile
\$119,417

3 Miles
\$115,438

5 Miles
\$111,900



Median Age

1 Mile
44.10

3 Miles
43.00

5 Miles
43.10



Traffic

2,228 vpd - Shaffer @ Elk Head (2025)

Source: CoStar 2026

The information in this brochure was provided to Fuller Real Estate (FRE) by the owner of the property. FRE has not independently verified this information. Buyers have been advised by FRE to investigate the property including, without limitation, the physical condition of the property, access, availability of utility services, zoning, environmental risks, and soil conditions.