



# Ken Caryl Plaza

NWC - W. Ken Caryl Avenue and Simms Street  
Littleton \* Colorado

- \* Premier King Soopers Anchored retail property in Littleton
- \* Affluent area of South West Littleton with immediate access to 470 and the Mountains.
- \* Flexible opportunities with some infrastructure.
- \* Highly visible and accessible property
- \* Shopping center LED signs available
- \* Asking rent: Contact Broker  
NNN: \$15.83/sf

## Available Spaces:

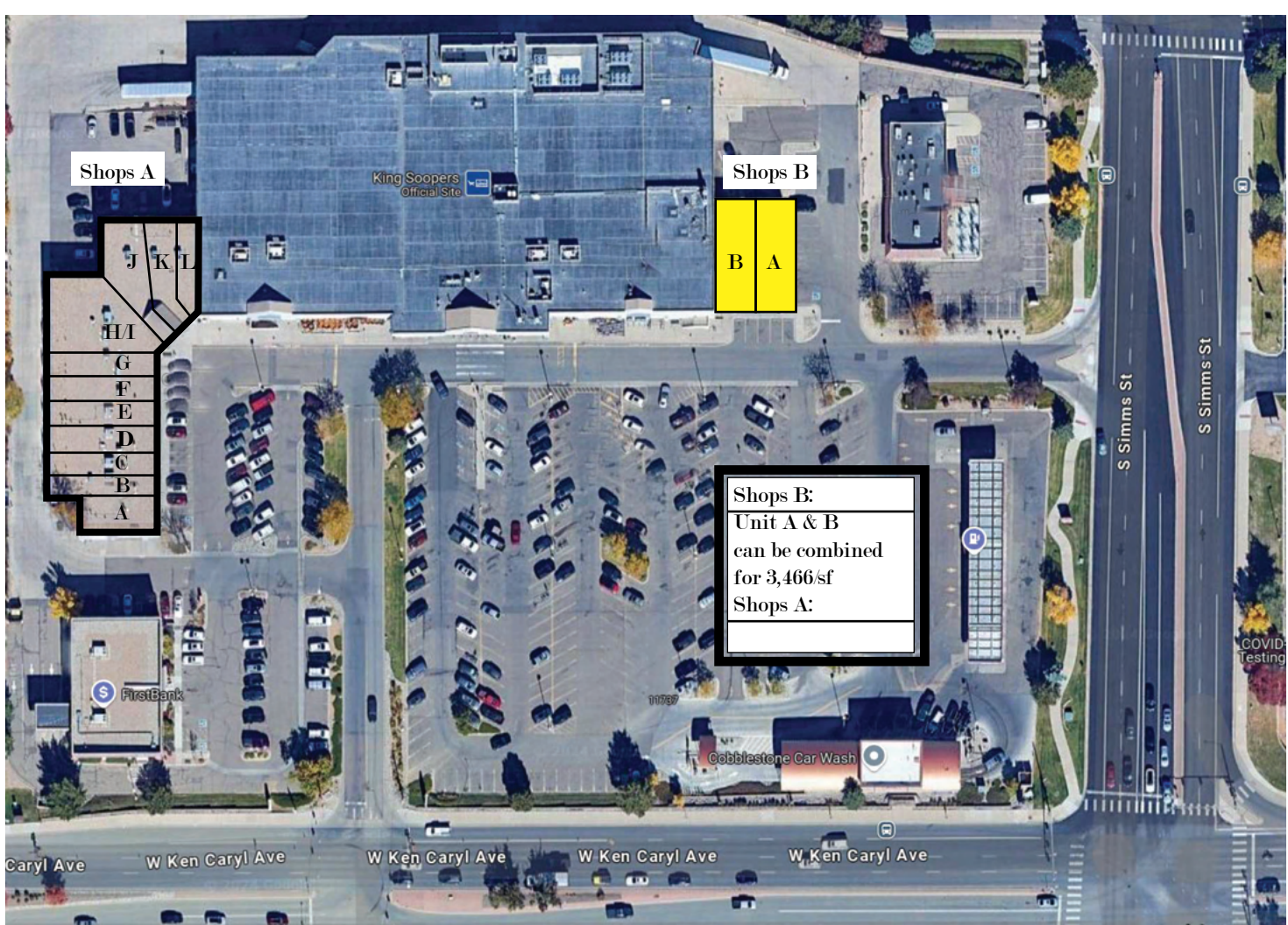
- \* 11727 A - 1,795sf
- \* End Cap - Some Restaurant infrastructure

## Contact:

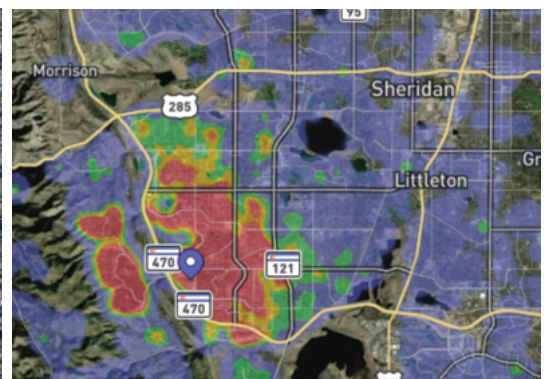
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Shops B:  
 Unit A & B  
 can be combined  
 for 3,466/sf  
 Shops A:



Southwest Littleton is experiencing a balanced amount of residential and commercial growth. New Single Family homes and Under construction Apartment complexes signal the continued growth. Traditionally urban Tenants like Homegrown Tap and Dough are flourishing in the area.

| Shops D              |                    | Shops B                  |
|----------------------|--------------------|--------------------------|
| A - Tu Casa Mex Rest | H/I - Liquor Store | A - AVAILABLE - 1,795/sf |
| B - Ken Caryl Nails  | J - Dentist        |                          |
| C - Dominoes         | K - Optometrist    |                          |
| D - Smoke Shop       | L - Optometrist    |                          |
| E - Atlas Coffee     |                    |                          |
| F - UPS              |                    |                          |
| G - Club Pilates     |                    |                          |