

8020

SHAFFER PKWY #300/400

LITTLETON, CO 80127

\$13-15/ SF NNN | **OFFICE/**
LEASE RATE | **FLEX**



**DENVER INFILL
SPECIALISTS**



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EXECUTIVE SUMMARY



OFFERING SUMMARY

Available SF:	10,457 SF
Lease Rate:	\$13 - 15 SF/yr (NNN)
NNN Expenses:	\$8.59 PSF
Lot Size:	0.96 AC
Year Built:	2004
Taxes (2023):	\$61,903
Zoning:	I-1

PROPERTY OVERVIEW

The Denver Infill Team of Unique Properties Inc. is pleased to present 8020 Shaffer Parkway, Suites 300 and 400, a 10,457-square-foot flex condominium property located in Littleton, Colorado. Built in 2004, this high-quality masonry building offers 14-foot clear heights, one grade-level door, and three-phase power, making it ideal for various industrial, office, or owner-user needs. With 6,907 square feet of well-appointed office space, the property is situated within the Jefferson County Enterprise Zone, providing potential income tax credits. Positioned just off State Highway 470 between Ken Caryl Avenue and South Kipling Parkway, the asset benefits from strong transportation links and proximity to the thriving Denver metro area. The current lease runs through November 2024, offering an excellent opportunity for owner-users or investors in one of Denver's most stable industrial submarkets.

PROPERTY HIGHLIGHTS

- 10,457-square-foot flex space in Littleton, CO, built in 2004 with 14' clear height, three-phase power, and one grade-level door.
- Located in the Jefferson County Enterprise Zone, offering potential income tax credits for businesses.
- Located in the Southwest C-470 submarket, with low vacancy rates for properties under 50,000 square feet (4.8% in Q4 2023) and steady annual rent growth of 5.1%.
- Situated 24 miles southwest of Downtown Denver, near State Highway 470, in a thriving metro area known for economic growth, driven by industries like aerospace, healthcare, and financial services.



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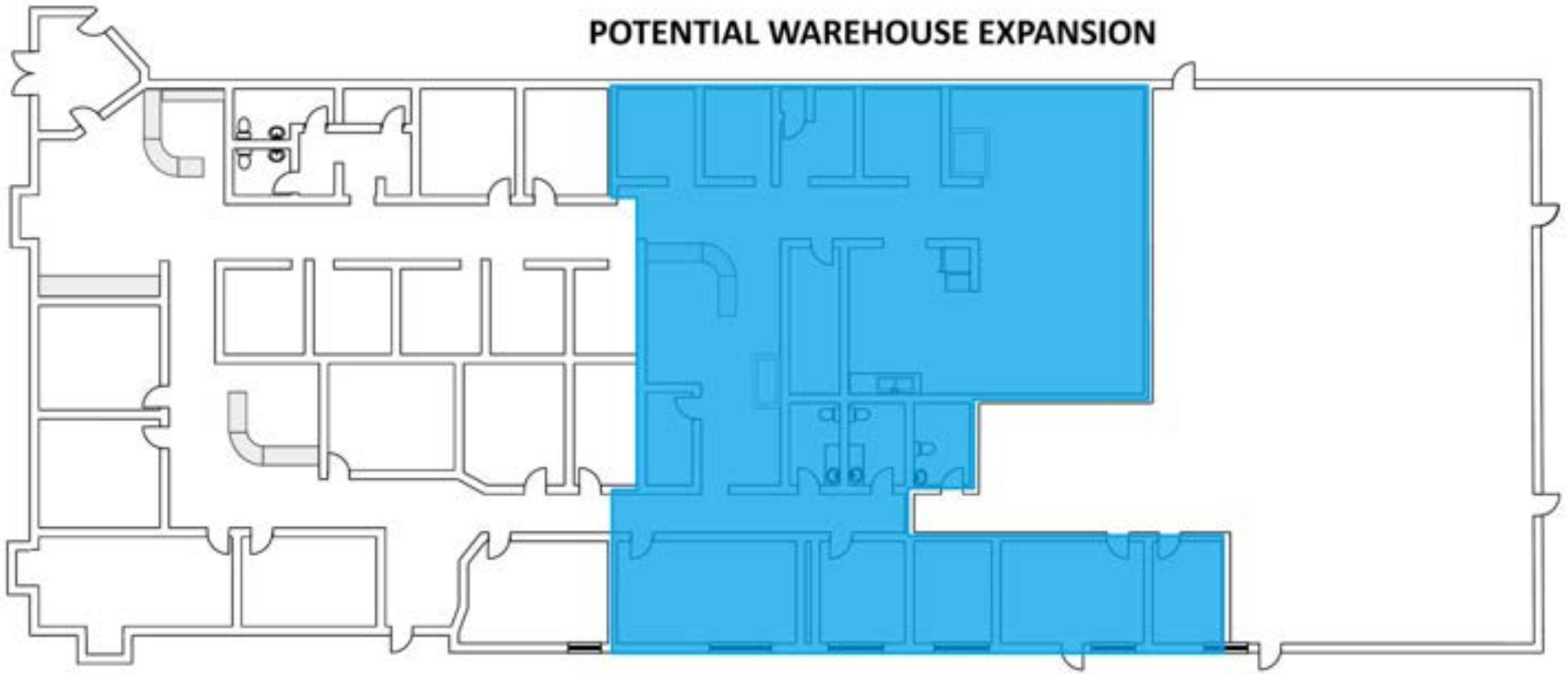
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ADDITIONAL PHOTOS



FLOOR PLAN

POTENTIAL WAREHOUSE EXPANSION



AERIAL MAP



DEMOGRAPHICS MAP & REPORT

POPULATION	0.5 MILES	1.5 MILES	3 MILES
Total Population	1,891	17,692	63,041
Average Age	43	42	42
Average Age (Male)	43	41	41
Average Age (Female)	43	43	43

HOUSEHOLDS & INCOME	0.5 MILES	1.5 MILES	3 MILES
Total Households	710	7,438	24,326
# of Persons per HH	2.7	2.4	2.6
Average HH Income	\$178,108	\$153,263	\$159,683
Average House Value	\$775,476	\$687,200	\$708,062

Demographics data derived from AlphaMap

