

8020 | SHAFFER PKWY #300/400
LITTLETON, CO 80127

LEASE RATE

\$13 - 15/SF (NNN)



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 **UNIQUE**
PROPERTIES
TCN
INTERNATIONAL

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PROPERTY HIGHLIGHTS

Address	8020 Shaffer Pkwy #300/400 Littleton, CO 80127
Lease Rate	\$13 - 15 SF/yr (NNN)
NNN Expenses	\$8.59/SF
Available SF	10,457 SF
Lot Size	0.93 AC
Year Built	2004
Taxes (2023)	\$16,903
Zoning	I-1

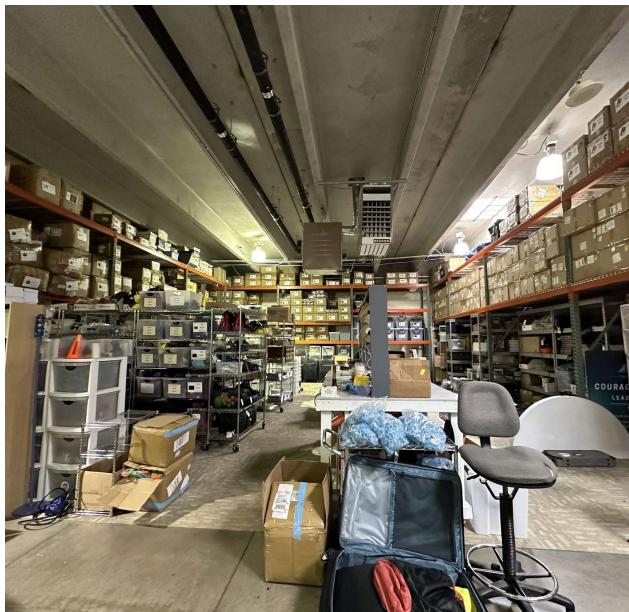
PROPERTY DESCRIPTION

The Denver Infill Team is pleased to present 8020 Shaffer Parkway, Suites 300 & 400, a 10,457 SF flex condo located in Littleton. Built in 2004, this masonry building offers 14-foot clear heights, 1 grade-level door, and 3 phase power, making it ideal for various industrial, office, or owner-user needs. With 6,907 SF of office space, the property is situated within the Jefferson County Enterprise Zone, providing potential income tax credits. Positioned just off Highway 470 between Ken Caryl Avenue and S Kipling Pkwy, the asset benefits from strong transportation links and proximity to the thriving Denver metro area.

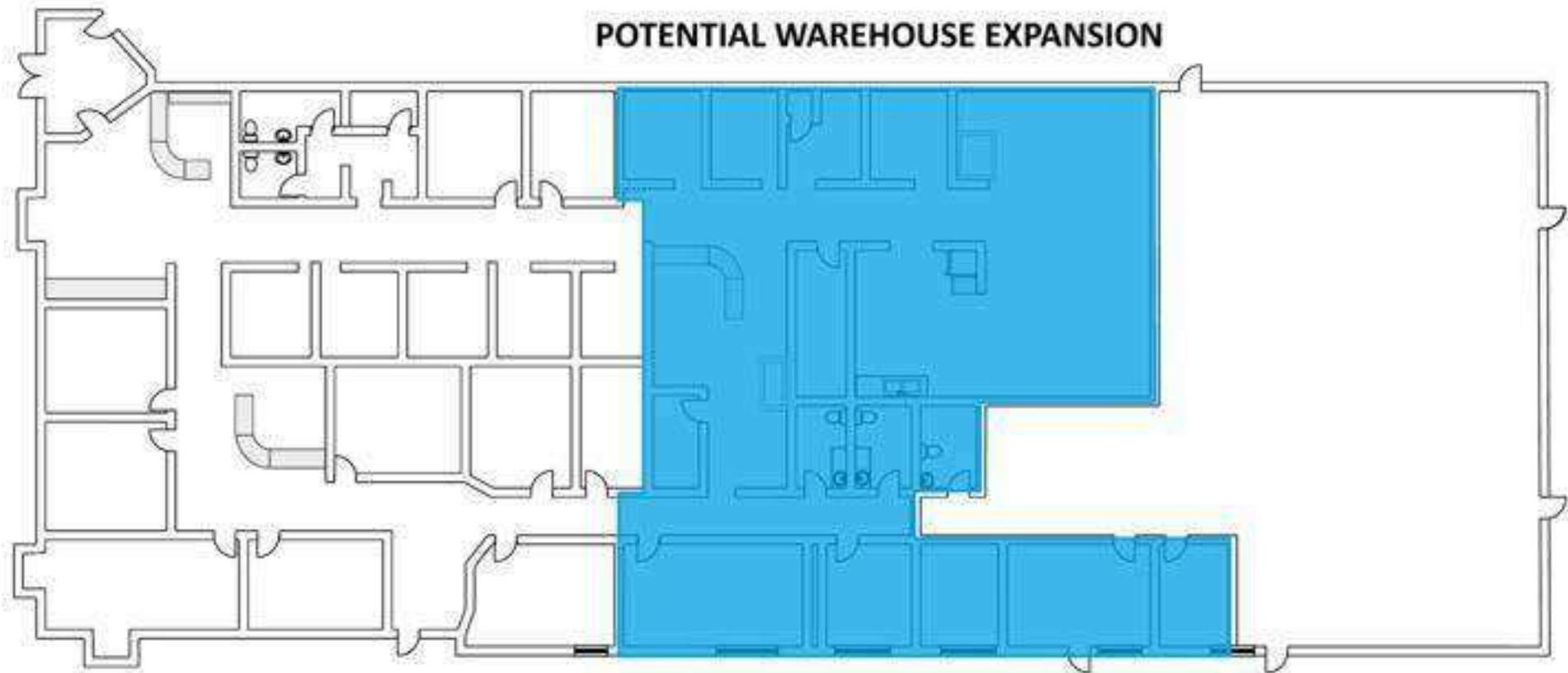


- 10,457-square-foot flex space in Littleton built in 2004 with 14' clear height, 3 phase power, and 1 grade-level door.
- Located in the Jefferson County Enterprise Zone, offering potential income tax credits for businesses.
- Located in the Southwest C-470 submarket, with low vacancy rates for properties 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 Highway 470, in a thriving metro area known for economic growth, driven by industries like aerospace, healthcare, and financial services.

ADDITIONAL PHOTOS



FLOOR PLAN



AERIAL MAP

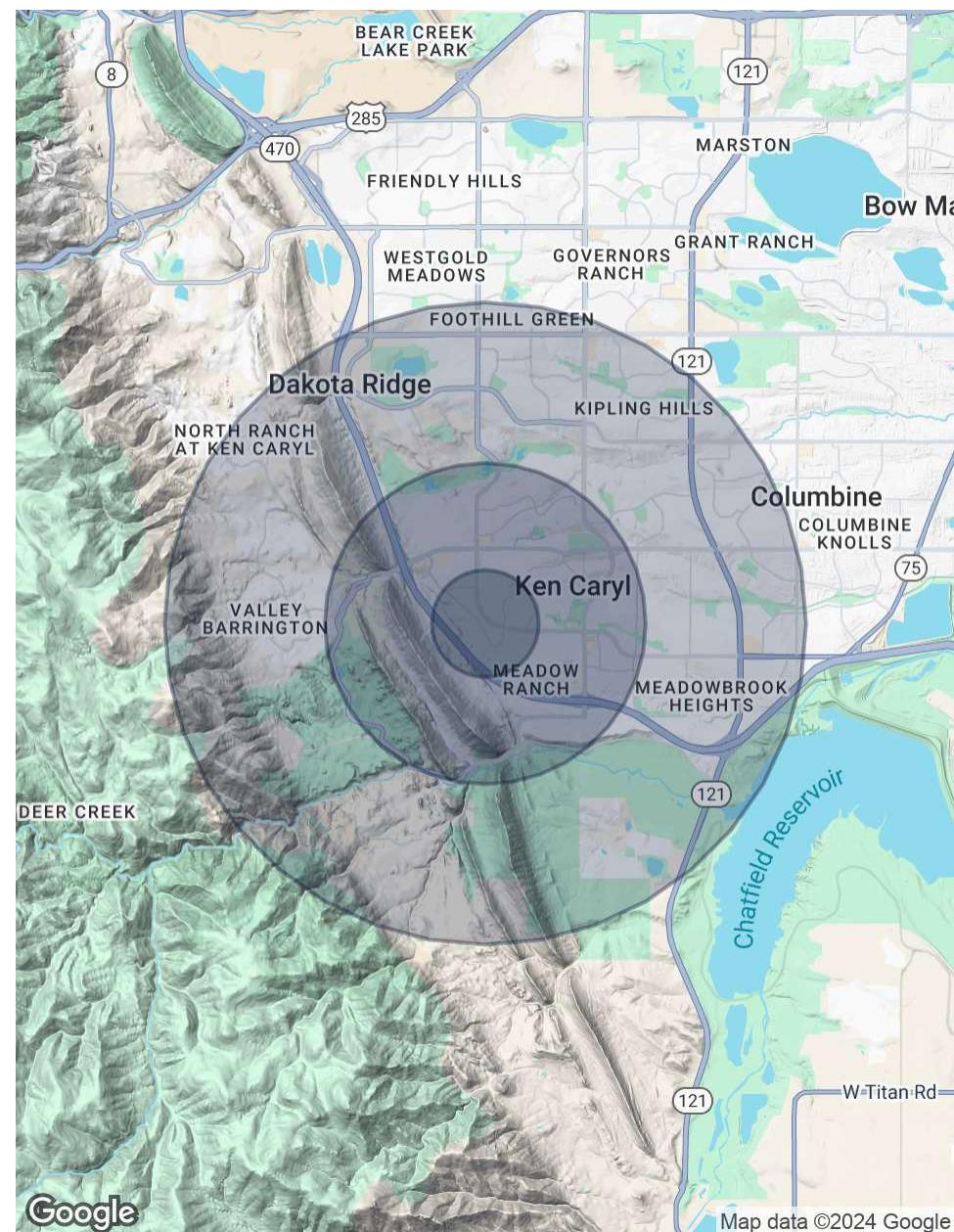


DEMOGRAPHICS MAP & REPORT

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





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