

ORTHODONTIST/VETERINARIAN/RETAIL SPACE FOR LEASE COLUMBINE PLAZA SHOPPING CENTER

6671-6745 W KEN CARYL AVE | LITTLETON, CO 80128



OFFERING SUMMARY

Available Ground Floor Unit:	2,371 SF (Built-Out Orthodontics Unit)
Lease Rate:	\$18.00/SF/yr (NNN)
NNN's:	\$4.54/SF/yr
Available Lower Level Unit:	1,500 SF (Built-Out Veterinary Space)
	\$8.00/SF/yr (MG)
Building Size:	33,947 SF
Cross Streets:	South Pierce St & West Ken Caryl Ave

PROPERTY HIGHLIGHTS

- Extremely rare vacancies in established, well-known center with great visibility and co-tenants with new monument signage at high-traffic intersection
- Fully Built-Out Orthodontist unit with valuable infrastructure and plumbing in place
- · Lower-Level Veterinary unit available with exam rooms in place
- Strong demographics and one of the highest income areas in the metro area

AVERAGE INCOME \$101,491 \$105,228 \$96,482 1MI 3MI 5MI	POPULATION COUNT 1MI 15,100 3MI 17,100 5MI 17,100 5MI 17,100
AVERAGE HOUSEHOLDS	TRAFFIC COUNT
5,586 32,345 82,997 1MI 3MI 5MI	Pierce @ Ken Caryl 14,608 VPD

CONTACT:

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COLUMBINE PLAZA SHOPPING CENTER

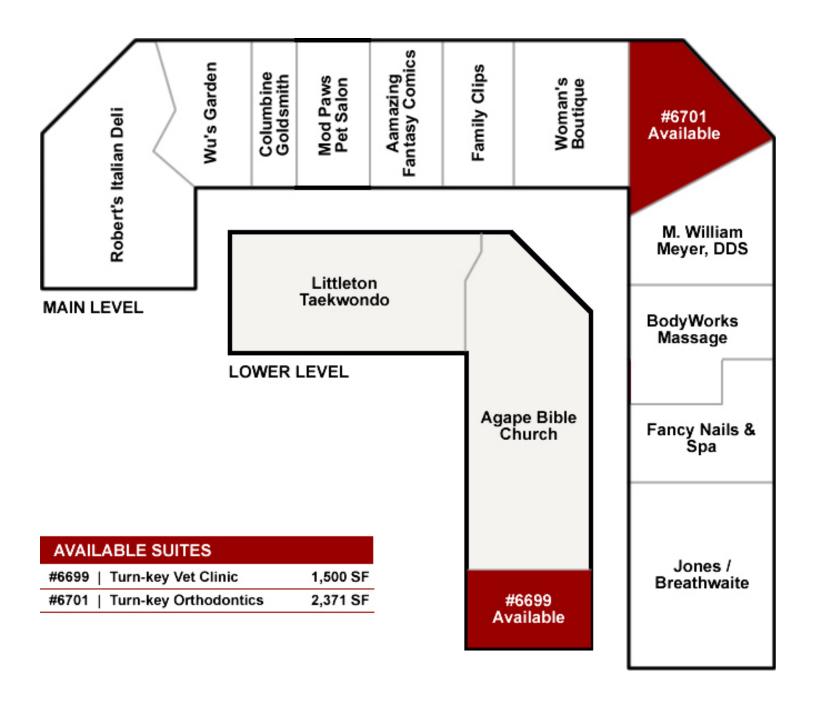




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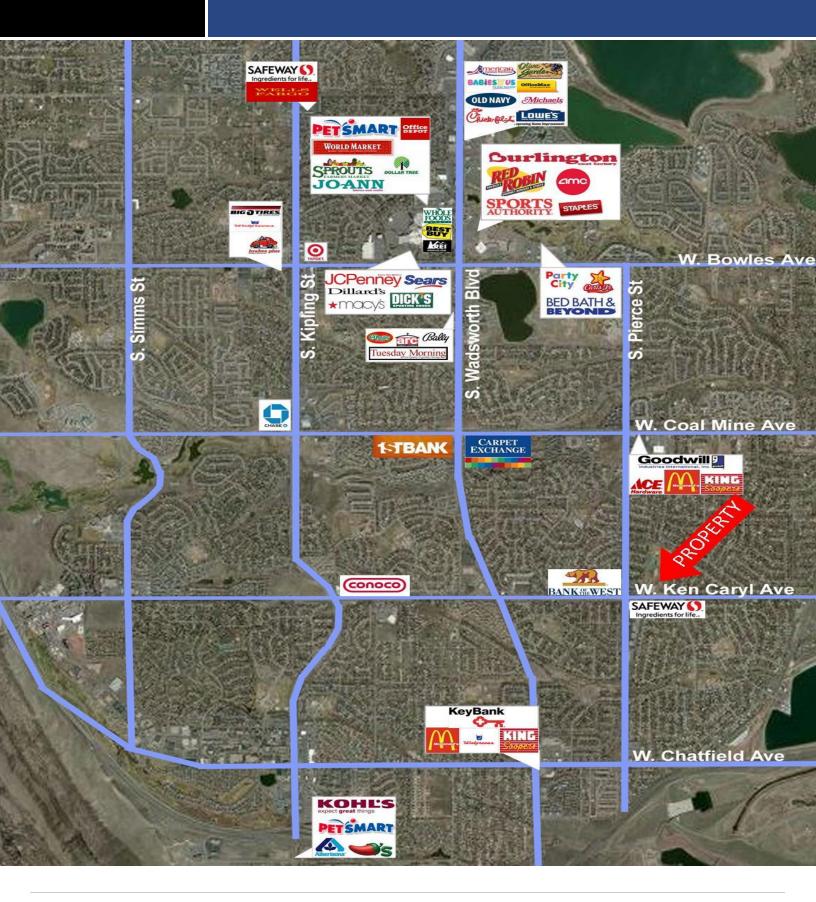




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