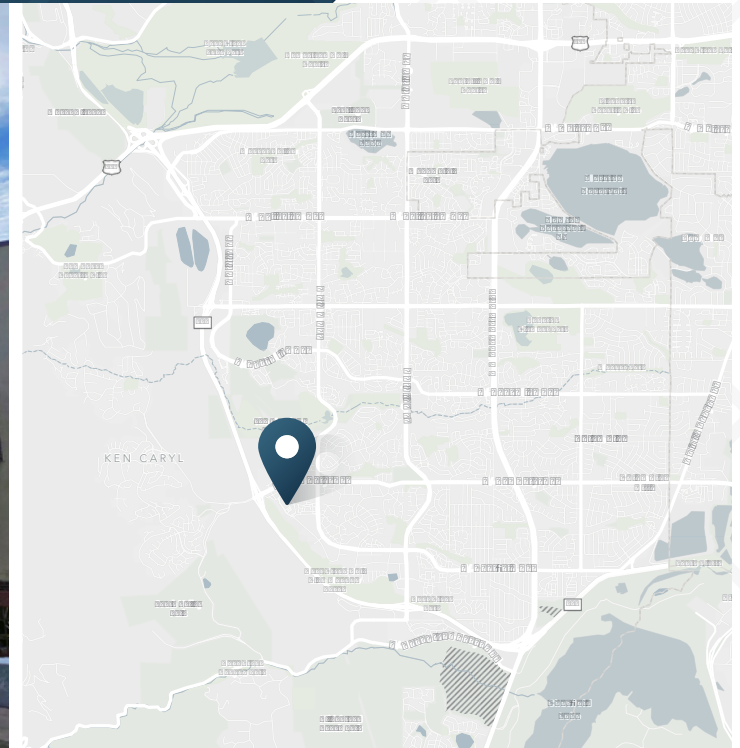


# Ken Caryl Village

12442 W Ken Caryl Ave | Littleton, CO 80127



1,400 SF  
1,600 SF  
1,625 SF  
3,500 SF - *Do Not Disturb*  
Available

Call for Info  
Rate

\$17.50  
NNN

## ABOUT THE PROPERTY

- Well established Safeway anchored center in mature southwest neighborhood
- Diverse mix of national and local tenants
- Signalized access at both entrances
- Close proximity to E470

## CONTACT

**Andy Clemens** | 303.390.5230 | andrew.clemens@srsre.com

**Tami Lord** | 303.390.5244 | tami.lord@srsre.com

**Tony Pierangeli** | 303.390.5257 | tony.pierangeli@srsre.com

## JOIN THESE RETAILERS





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Suite	Tenant	SF
C-1	ARC	
C-1B	Wheatridge Cyclery	
C-2-C-3	Victory Martial Arts	
1000	Safeway	
B-6	Ken Carl Village Spirit Liquor	
B-5	Canyon View Animal Hospital	
B-4	Papa Murphy's Take 'N' Bake Pizza	
B-3	Fantastic Sam's	
B-2	<b>Vacant</b>	1,400
B-1	Jeweler's Bench	
A-6	Mathnasium	
A-5	Elements Massage	
A-4	Exos Physical Therapy	
A-3	Chinese Restaurant	
A-2A	H&R Block	
A2	KD Nails	
A-1	<b>Vacant</b>	1,625
AA-1	Jimmy John's	
PAD	<b>Available</b>	3,500
D300	<b>Available</b>	1,600
D200	Bon Afide	
D100	Chipotle	
	McDonald's	



# Ken Caryl Village

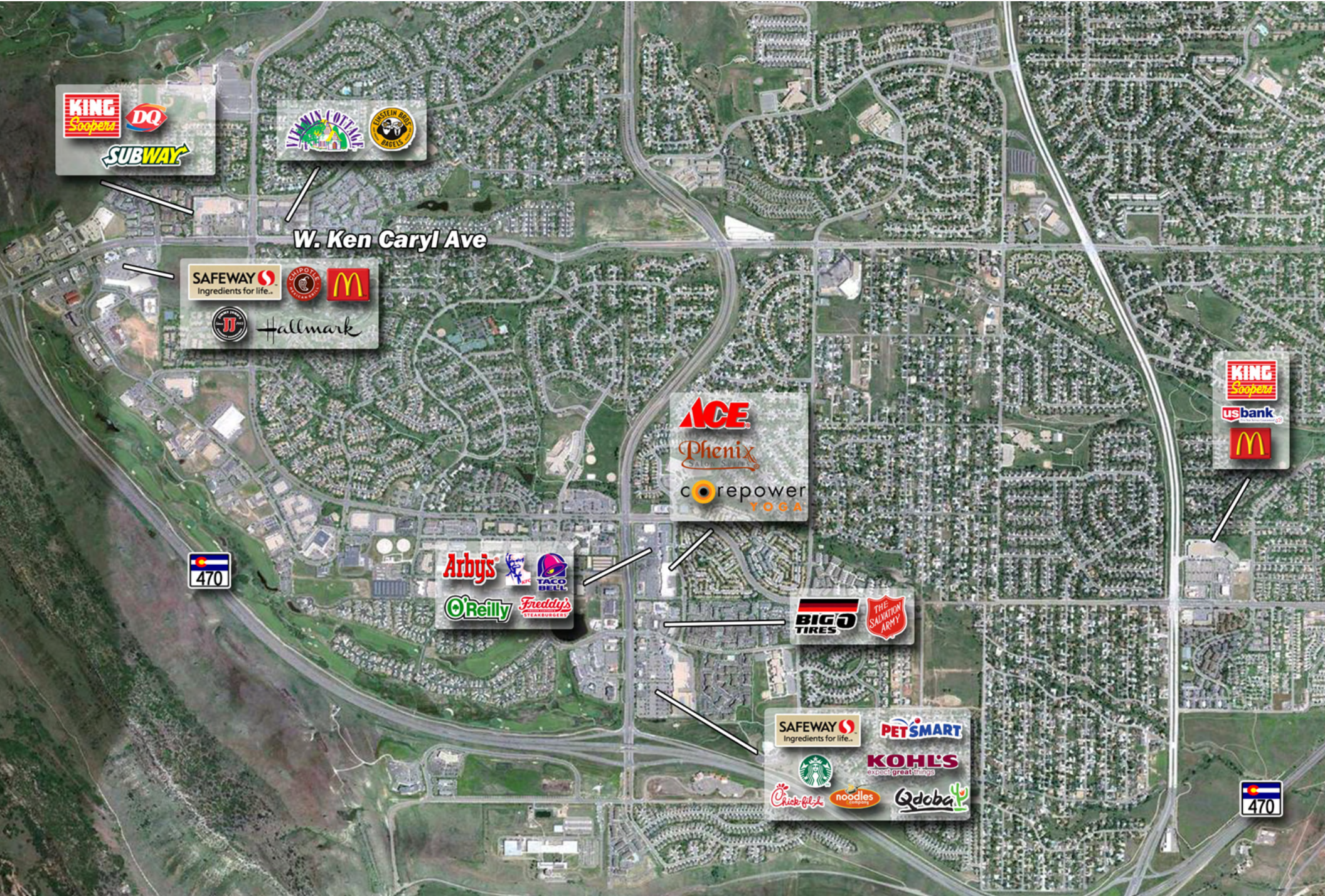
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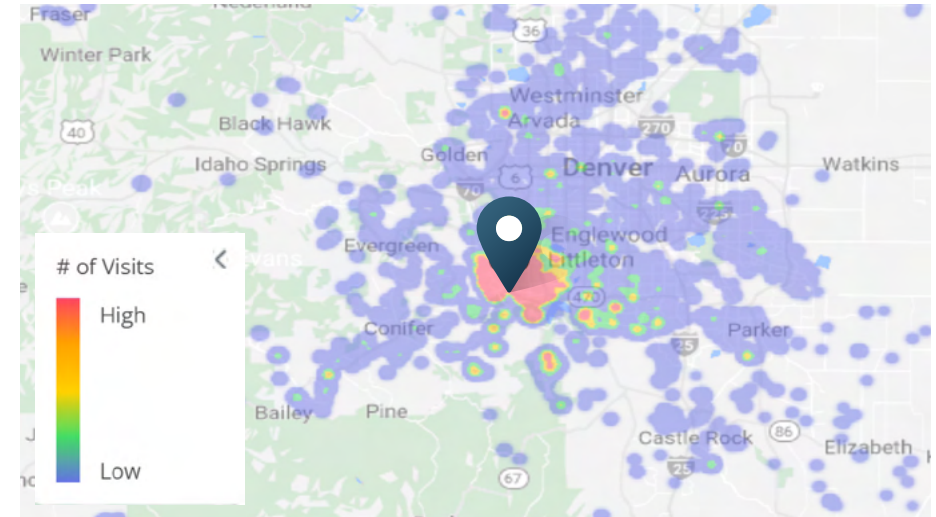


## DEMOGRAPHIC HIGHLIGHTS

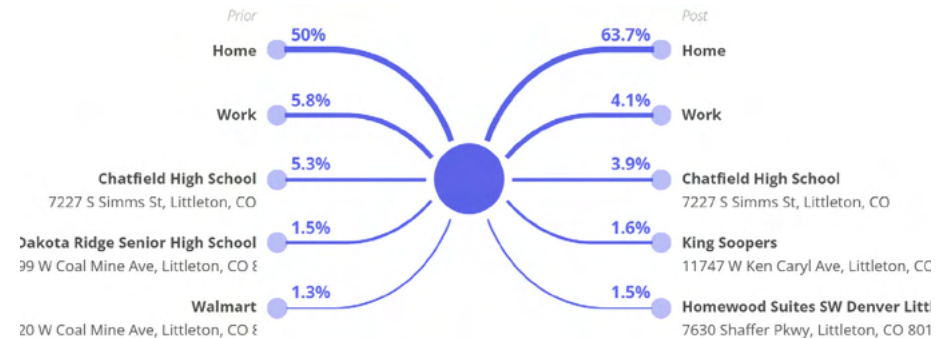
Population	1 Mile	3 Miles	5 Miles
2021 Estimated Population	6,340	68,208	131,404
2026 Projected Population	6,460	69,819	135,223
Projected Annual Growth 2021 to 2026	0.38%	0.47%	0.57%
<b>Daytime Population</b>			
2021 Daytime Population	6,544	59,442	119,188
Workers	4,011	31,006	63,514
Residents	2,533	28,436	55,674
<b>Income</b>			
2021 Est. Average Household Income	\$139,309	\$137,220	\$134,508
2021 Est. Median Household Income	\$114,167	\$109,282	\$105,838
<b>Households &amp; Growth</b>			
2021 Estimated Households	2,595	25,880	50,733
2026 Projected Households	2,648	26,515	52,244
Projected Annual Growth 2021 to 2026	0.41%	0.49%	0.59%
<b>Race &amp; Ethnicity</b>			
2021 Est. White	93%	91%	89%
2021 Est. Black or African American	1%	1%	1%
2021 Est. Asian or Pacific Islander	2%	3%	4%
2021 Est. American Indian or Native Alaskan	0%	0%	1%
2021 Est. Other Races	1%	2%	3%
2021 Est. Hispanic	8%	10%	11%

## MOBILE DATA & FOOT TRAFFIC INSIGHTS

### Trade Area



### Customer Journey



> **Want more?** Contact us for a complete demographic, foot-traffic, and mobile data insights report.

SOURCES





**SRS Real Estate Partners**

1875 Lawrence Street, Suite 850  
Denver, CO 80202  
303.572.1800

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303.390.5230  
andrew.clemens@srsre.com

**Tami Lord**

303.390.5244  
tami.lord@srsre.com

**Tony Pierangeli**

303.390.5257  
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