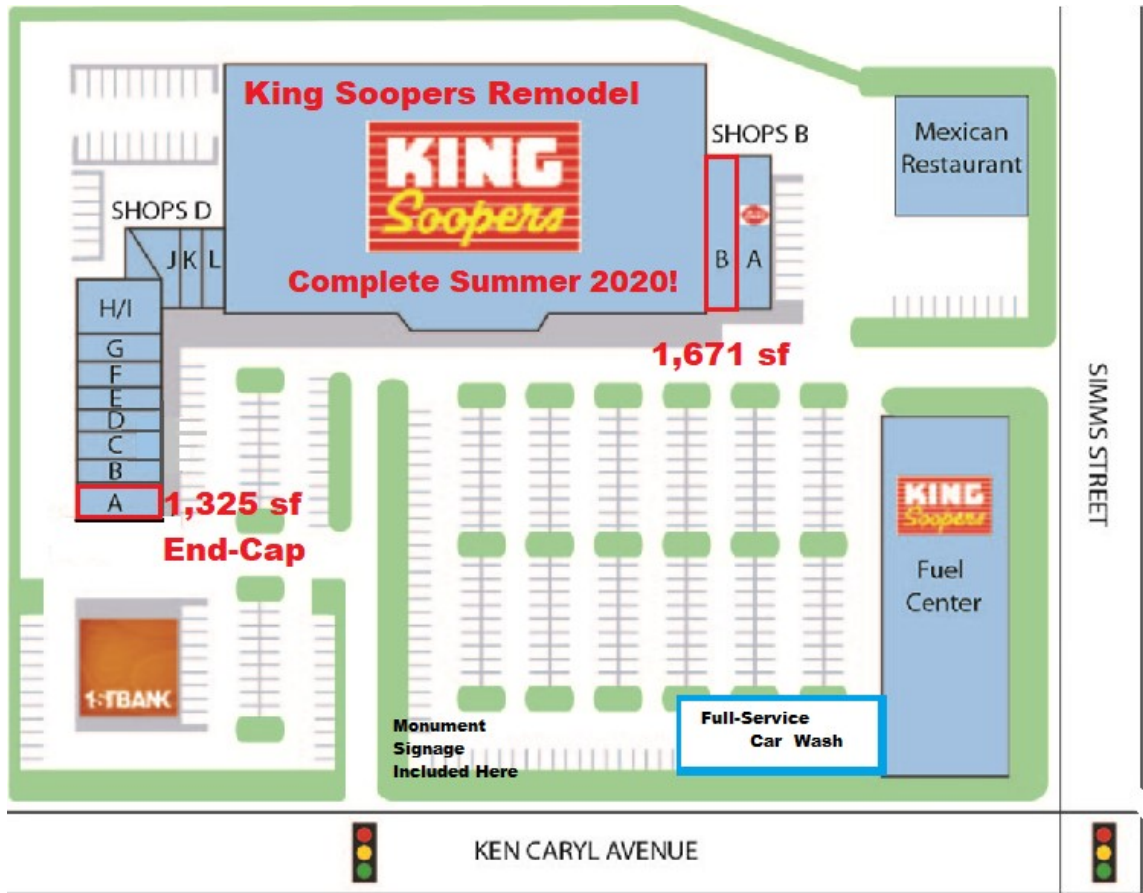
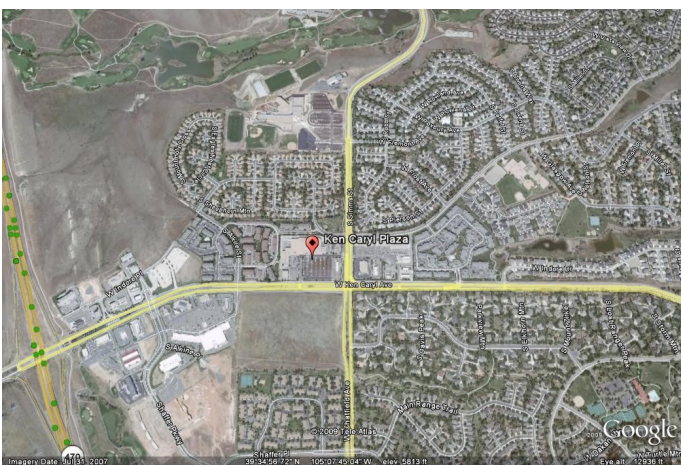


KEN CARYL PLAZA

NWC – W. Ken Caryl Ave. & S. Simms St.
Littleton, Colorado



SITE LOCATION



Email: brad@kcenters.com
Web: www.kcenters.com

KORNFELD REAL ESTATE LLC
8400 E. Crescent Parkway, Ste. 600
Greenwood Village, CO 80111

Phone: 720.528.4107

KEN CARYL PLAZA

NWC – W. Ken Caryl Ave. & S. Simms St.
Littleton, Colorado

FEATURED TENANTS



Suite Number

11727 #B

Square Footage

1,671 sf
New Vanilla Shell!

11757 #A

1,325 sf END-CAP



EXISTING TENANTS

SHOPS D (11757)

- #A: **AVAILABLE-End Cap**
- #B: Ken Caryl Nails
- #C: Domino's Pizza
- #D: SuperCuts Salon
- #E: Atlas Coffees
- #F: The UPS Store
- #G: Club Pilates
- #H/I: Ken Caryl Wine & Spirits

SHOPS D (11757) Cont'd

- #J: Dentist
- #K: Cloud City Vape Shop
- #L: Optometrist

SHOPS B (11727)

- #A: **AVAILABLE**
- #B: Dairy Queen

OTHERS IN THE CENTER

- King Soopers
- FirstBank
- Tres Portillos Mexican Restaurant
- King Soopers Fuel Center
- WOW Car Wash



DEMOGRAPHICS

Traffic Counts	26,437 VPD Ken Caryl & Simms		108,336 VPD C-470 & Ken Caryl
Population	2017 Total Population Estimate	2022 Total Pop Est.	2017 Average Household Income
1 Mile	8,679	9,095	\$115,948
3 Miles	71,939	75,564	\$116,255
5 Miles	134,238	142,292	\$114,666



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