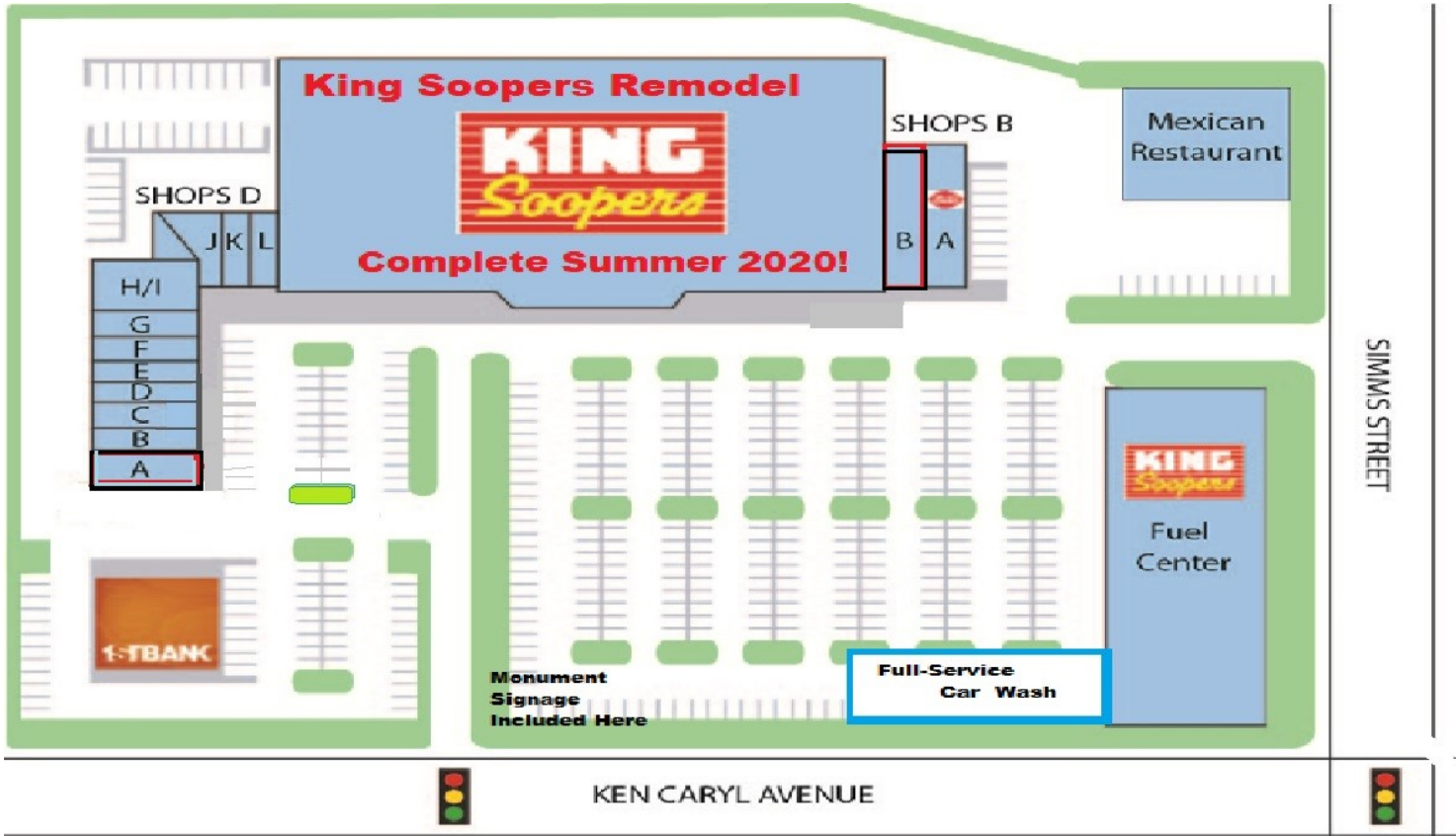
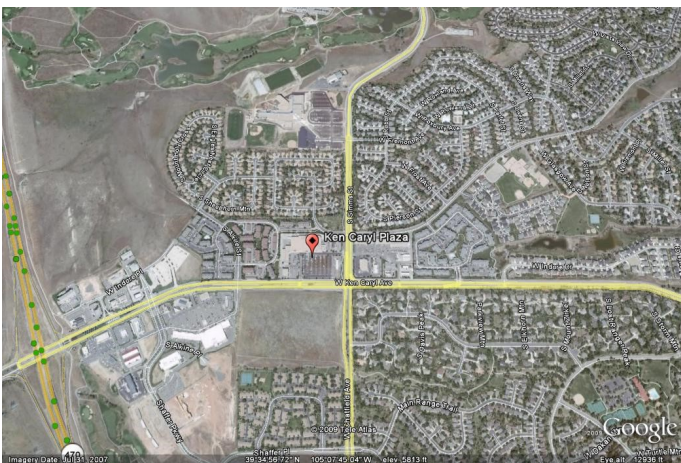


# KEN CARYL PLAZA

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



## SITE LOCATION



Email: [brad@kcenters.com](mailto:brad@kcenters.com)  
Web: [www.kcenters.com](http://www.kcenters.com)

**KORNFELD REAL ESTATE LLC**  
5211 S. Quebec Street  
Greenwood Village, CO 80111

**K|RE**

Phone: 720.649.0202

# KEN CARYL PLAZA

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Littleton, Colorado

## FEATURED TENANTS



## AVAILABILITY

The UPS Store 

### Suite Number

Shops B, Suite B

### Square Footage

1,671 SF next to King Soopers

Shops B, Suite D  
Shops B, Suite K

1,250 SF  
1,036 SF (Avail. 12/01)



## EXISTING TENANTS

### SHOPS D (11757)

#A: Tu Casa Mexican Restaurant  
#B: Ken Caryl Nails  
#C: Domino's Pizza  
#D: **AVAILABLE**  
#E: Atlas Coffees  
#F: The UPS Store  
#G: Club Pilates  
#H/I: Ken Caryl Wine & Spirits

### SHOPS D (11757) Cont'd

#J: Dentist  
#K: **AVAILABLE DEC. 1**  
#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

#### Total Population Estimate

#### Average Household Income

1 Mile

8,560

\$128,171

3 Miles

73,8788

\$128,473

5 Miles

131,309

\$126,880



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