



Retail for lease

Ken Caryl Village | Littleton, CO 80127

 **JLL** SEE A BRIGHTER WAY



Property highlights

- Well-established Safeway anchored center
- Diverse mix of national and local tenants
- Quick, easy access to C-470
- Highly sought after trade area with strong demographics
- Retail spaces available for lease from 1,400 SF up to 1,600 SF



63K

Population
(3 mile radius)

\$101K

Avg Household Income
(3 mile radius)

23K

Daily Traffic Counts
(Ken Caryl Ave)



Site plan

AA1	Jimmy Johns	1,515 SF
A1	Stretch Lab	1,625 SF
A2	KD Nails	1,050 SF
A2A	H&R Block	1,400 SF
A3	AVAILABLE	1,400 SF
A4	Creatory Workshop	1,400 SF
A5	Elements Massage	1,400 SF
A6	Mathnasium	1,400 SF
B1	The Jeweler's Bench	1,400 SF
B2-3	Bodybar Pilates	2,800 SF
B4	AVAILABLE	1,400 SF
B5	Canyon View Animal Hospital	2,100 SF
B6	Ken Caryl Village Wine & Spirits	4,119 SF
C1	Arc Thrift Stores	1,400 SF
C1B	Wheat Ridge Cyclery	2,884 SF
C2	Victory Martial Arts	2,725 SF
D100	Chipotle Mexican Grill	2,640 S1F
D200	Bone-A-Fide	1,785 SF
D300	AVAILABLE	1,600 SF
PAD	Aura Suites	3,373 SF





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