



 **JLL** SEE A BRIGHTER WAY

Ken Caryl Plaza

NWC – W. Ken Caryl Avenue and Simms Street







1,795 SF Available



Shops A	
A	Tu Casa Mex Restaurant
B	Ken Caryl Nails
C	Dominoes
D	Smoke Shop
E	Atlas Coffee
F	UPS
G	Club Pilates
H/I	Liquor Store
J	Dentist
K/L	Optometrist

Shops B	
11727 Unit A	1,795 SF
11727 Unit B	Massage

Property highlights

-  Available space: Unit A 1,795 s.f.
 - Restaurant-ready unit with kitchen infrastructure already in place
-  Excellent visibility and traffic accessibility from major thoroughfares
-  Leading grocery-anchored retail center in Littleton featuring King Soopers
-  Digital LED signage opportunities for tenant branding
-  Direct highway 470 connectivity and proximity to mountain recreation
-  Top-performing retail destination in the local market area based on sales metric



Demographics

	1 mile	3 miles	5 miles
Population	13,898	83,430	146,245
Households	5,320	32,217	57,343
Average household income	167,184	163,436	161,579

Contact Information:

Lorenzo Harris

+1 720 431 9122

lorenzo.harris@jll.com