



Former Daycare For lease

5,512 SF

11550 W. Burgundy Ave Littleton, CO 80127

Property highlights



Traffic and visibility: Positioned directly off of Simms Ave, and 3-minute drive to S Kipling.



Flexible reuse potential: Purpose-built features accommodate childcare continuation or conversion to medical, office, or retail.



Superior demographics: Affluent residential base with an average household income of \$167k within a 3-mile radius.



Secure outdoor space: Fenced yard provides competitive advantage for applicable uses.



\$167K

Avg. household income
(3-mile radius)

43K

Daily traffic counts
(Simms Ave)

Photos and video



Property highlights



Secured fence

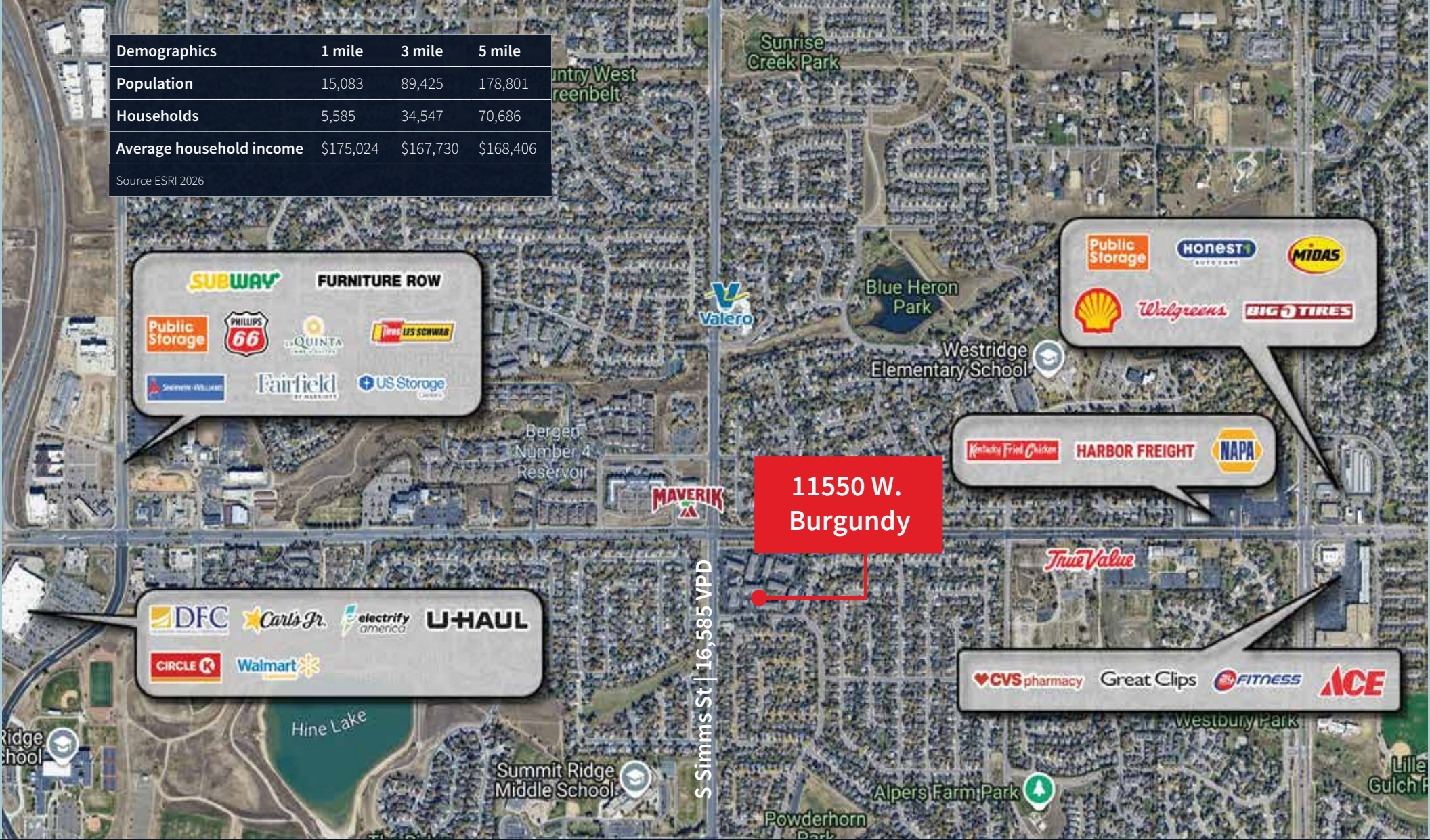


Dedicated parking lot



Open floor plan concept

Demographics	1 mile	3 mile	5 mile
Population	15,083	89,425	178,801
Households	5,585	34,547	70,686
Average household income	\$175,024	\$167,730	\$168,406
Source ESRI 2026			



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