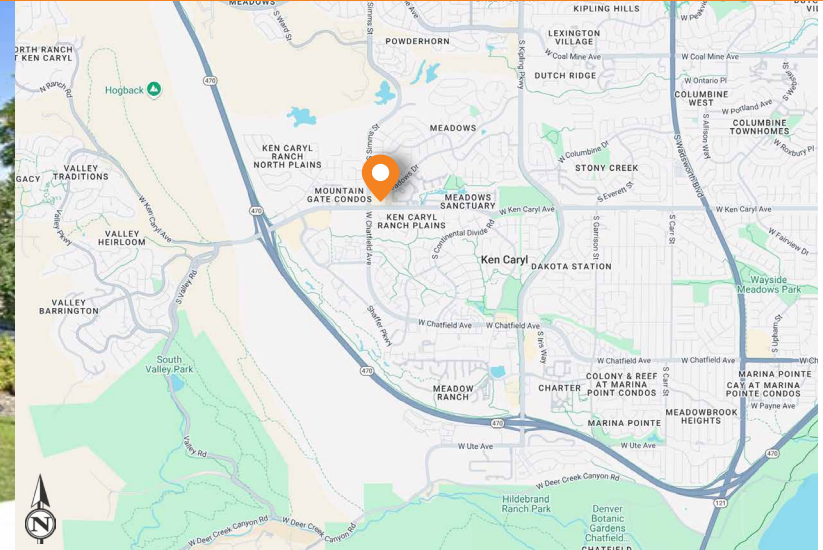


11551 W KEN CARYL AVE

LITTLETON, COLORADO



SPACE FOR LEASE

AVAILABLE

- Approximately 1,672 SF available for lease adjacent to CareNow Urgent Care.

PROPERTY HIGHLIGHTS

- Located on the Northeast Quadrant of Simms Street and Ken Caryl Ave with great access and visibility.
- King Soopers is located adjacent to the West.
- Great co-tenancy which includes Walgreens, Starbucks and BBVA Compass Bank.
- Ample Parking and easy access to C-470.

NEARBY RETAILERS



ZANDER RODRIGUEZ
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TRAFFIC COUNTS

On Ken Caryl west of Simms St 18,400 CPD

On Ken Caryl east of Simms St 13,363 CPD

On Simms St north of Ken Caryl Ave 12,218 CPD

On Simms St south of Ken Caryl Ave 9,202 CPD

Source: CDOT 2025

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
POPULATION	10,307	62,232	208,004
AVERAGE HH INCOME	\$154,690	\$174,975	\$184,357
BUSINESSES	780	5,564	15,194
EMPLOYEES	14,248	81,343	176,056

Source: Applied Geographic Solutions, 2025 Estimates

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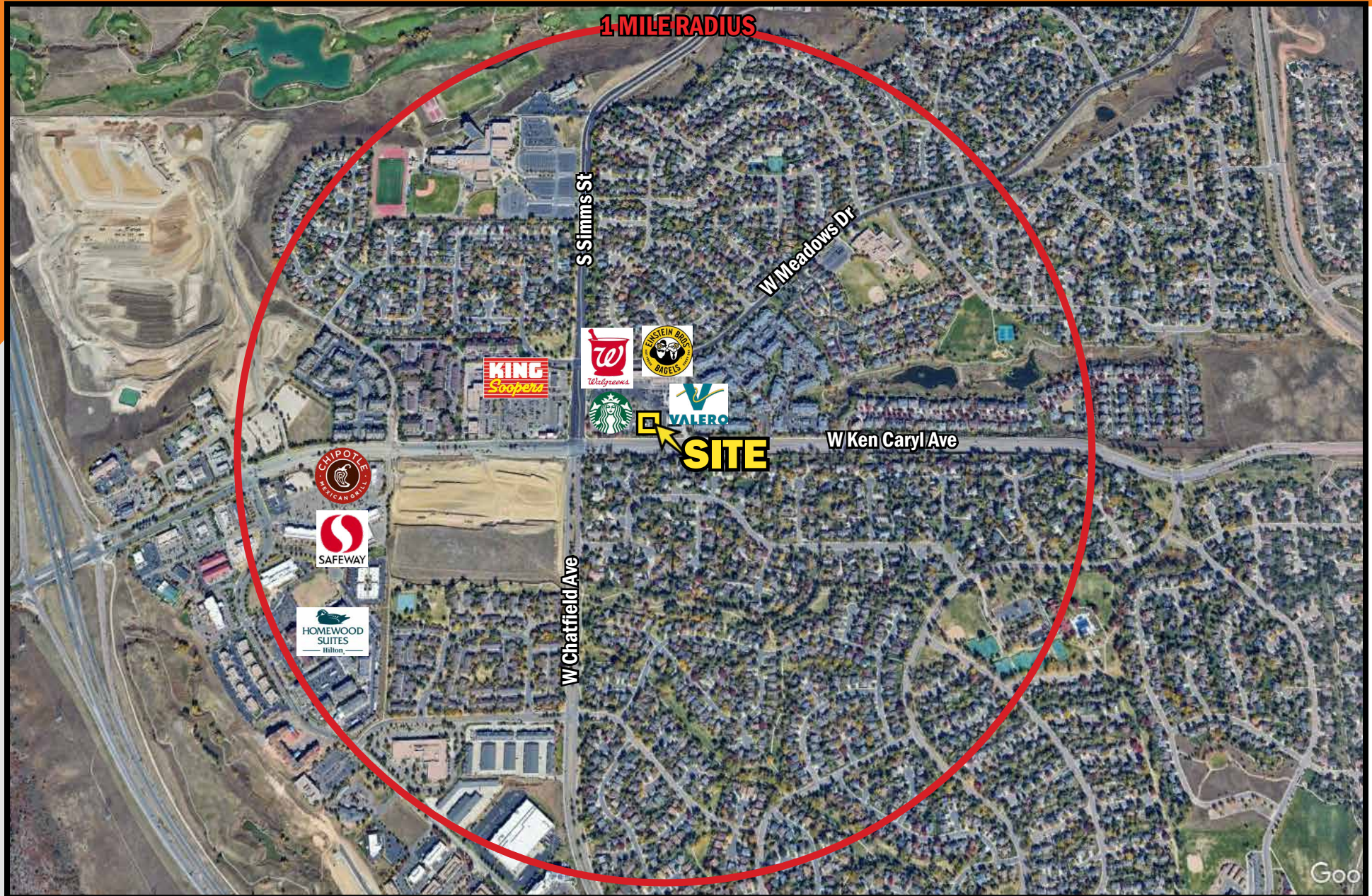
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